

Print Date : 19-Oct-2021

NEW YORK PUBLIC LIBRARY - FY 2022

Asset Name : 115TH STREET BRANCH LIBRARY
Address : 203 WEST 115TH ST. NEAR ADAM CLAYTON POWELL JR BLVD
Borough : MANHATTAN **Agency's Number** : O01
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 2023 - 2026	FY 2027 - 2032
Exterior Architecture	\$127,600	\$168,800
Interior Architecture	\$53,300	
Electrical		\$1,700
Mechanical		\$332,000
Total	\$180,900	\$502,500
Importance Code A	\$127,600	\$289,700
Importance Code B	\$53,300	\$212,700
Total	\$180,900	\$502,500

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture	\$120,400			
Interior Architecture	\$95,900		\$1,000	\$2,100
Electrical	\$800	\$300	\$500	\$300
Mechanical	\$19,400	\$1,800	\$2,600	\$1,800
Site Enclosure	\$6,500			
Site Pavements	\$900			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$247,900	\$6,100	\$8,000	\$8,200
Importance Code A	\$132,500	\$700	\$700	\$700
Importance Code B	\$77,800	\$5,400	\$7,400	\$7,100
Importance Code C	\$37,700			\$400
Total	\$247,900	\$6,100	\$8,000	\$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
115TH STREET BRANCH LIBRARY
Asset # : 13353

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	60%			LIFE	**	5	\$39,500	
Masonry: Limestone	25%			LIFE	**	5	\$12,300	
Metal Panel	10%	Now	\$14,400	2042	**	5	\$6,200	
<i>Deteriorated Finish, Extent : Severe, Area Affected : 80%</i>								
<i>Location : Roof Bulkhead Structure</i>								
Slate Panels	2%			LIFE	**	5	\$1,000	
Wood	3%	Now	\$62,800	2052	**	5	\$2,500	
<i>Dry Rot/Decay, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Window Trim. West 115th Street Facade</i>								
Windows								
Aluminum	50%	Now	\$25,400	2040	**	5	\$1,200	
<i>Crtrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Rear Facade Windows</i>								
<i>Glazing Broken/Cracked, Extent : Severe, Area Affected : 2%</i>								
<i>Location : Basement Level Rear Yard Window</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Rear Facade Windows</i>								
Wood	50%	0-2	\$17,000	2040	**	5	\$12,500	
<i>Dry Rot/Decay, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Rails And Glazing Bars. West 115th Street Façade</i>								
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Windows On West 115th Street Facade</i>								
Parapets								
Cast Stone/Terra Cotta	5%			LIFE	**	5-10	\$1,500	
Masonry: Brick	85%	Now	\$64,800	LIFE	**	5	\$900	
<i>Diagonal Cracks, Extent : Light, Area Affected : 10%</i>								
<i>Location : Rear Facade. Outer Parapet Wall</i>								
<i>Spalling, Extent : Severe, Area Affected : 90%</i>								
<i>Location : Parapet Wall</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Rear Facade. Above 3rd Floor Staff Lounge</i>								
<i>Worn/Eroded, Extent : Severe, Area Affected : 90%</i>								
<i>Location : Interior Face Of Parapet</i>								
Masonry: Limestone	5%			LIFE	**	5-10	\$700	
Pre-Cast Concrete	2%			LIFE	**	5	\$300	
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Coping Stones</i>								
Slate	3%			LIFE	**	5	\$100	

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

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	Priority
Exterior								
Roof								
Asphalt Shingle	45%	Now	\$18,400	2047		**		
<i>Loose/Miss Fasteners, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Base Shingles At Roof Above 3rd Floor Community Room</i>								
<i>Vegetation Growth, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Roof Above 3rd Floor Community Room</i>								
<i>Worn/Eroded, Extent : Severe, Area Affected : 80%</i>								
<i>Location : Roof Bulkhead Structure</i>								
Modified Bitumen	50%	2-4	\$8,100	2032	\$80,800			
<i>Blisters, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Flat Roof At Rear Of Building</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 10%</i>								
<i>Location : 3rd Floor Staff Offices</i>								
Skylight, Metal/Glass	5%	Now	\$8,800	2032	\$88,000			
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Above Staff Offices. 3rd Floor</i>								
Interior								
Floors								
Carpet	10%	0-2	\$32,000	2034		**	3	\$3,100
<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : 1st Floor Reading Area</i>								
Cast in Place Concrete	7%			LIFE		**	5	\$6,300
<i>Repairs in Progress, Extent : N/A, Area Affected : 90%</i>								
<i>Location : Basement</i>								
Ceramic Tile	3%	Now	\$1,500	2041		**	5	\$300
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Basement Toilet Room</i>								
Marble Panels	5%			LIFE		**	5	\$1,600
Slate	2%			LIFE		**	5	\$900
Terrazzo	5%			LIFE		**	5	\$1,600
Vinyl Tile	25%	Now	\$53,300	2042		**	3	\$1,900
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 35%</i>								
<i>Location : Basement</i>								
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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Interior Walls								
Ceramic Tile	3%			2041	**	5	\$900	
Glass: Single Pane	5%			LIFE	**	5	\$2,200	
Gypsum Board	15%			LIFE	**	5-10	\$7,300	
Masonry: Brick	3%			LIFE	**	10	\$300	
Plaster	57%	Now	\$15,900	LIFE	**	5	\$4,900	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Basement Walls, Basement Toilet</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Basement And 3rd Floor Staff Lounge</i>								
Wood	17%	4+	\$8,200	LIFE	**	5	\$19,500	
<i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : 2nd Floor Childrens Reading Area</i>								
Ceilings								
AcousTile,Adhered	10%			2030		5	\$2,100	
Plaster	25%			LIFE	**	5-10	\$8,900	
<i>Repairs in Progress, Extent : N/A, Area Affected : 5%</i>								
<i>Location : Basement</i>								
Plaster	65%	Now	\$21,400	LIFE	**	5	\$8,400	
<i>Water Penetration, Extent : Severe, Area Affected : 10%</i>								
<i>Location : 3rd Floor Staff Lounge And Staff Offices</i>								
Site Enclosure								
Fence/Gates								
Chain Link	100%	Now	\$6,500	2062	**			
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Rear Yard</i>								
<i>Corrosion/Rusting, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Rear Yard</i>								
<i>Impact Damage, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Rear Yard</i>								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2045	**			
On-Site Walkways								
Cast in Place Concrete	90%	Now	\$800	2052	**			
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 90%</i>								
<i>Location : Rear Yard</i>								
Masonry: Granite	10%	Now	\$100	LIFE	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Curbing At Entry Ramp</i>								
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Entry Landing And Ramp</i>								

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

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 800 Ampere Main Disconnect Switch</i>						
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	\$400	
Lighting								
Interior Lighting								
Fluorescent	90%			2037	**	10	\$11,400	
		<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
Fluorescent	5%			2037	**	10	\$600	
		<i>T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>						
		<i>Location : 3rd Floor</i>						
Fluorescent	4%			2037	**	10	\$500	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Staircases</i>						
		<i>Explanation : Compact Fluorescent Light Fixtures</i>						
Fluorescent	1%			2027	\$1,700	10	\$100	
		<i>T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Electrical Room</i>						
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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**NEW YORK PUBLIC LIBRARY - 035
115TH STREET BRANCH LIBRARY
Asset # : 13353**

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	

Alarm

Security System

No Component

80%

Generic

10%

2037

* *

1

\$500

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

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

70%

Generic, Digital

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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

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

\$12,100

2030

\$120,900

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

\$1,200

2031

\$24,500

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

\$84,000

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		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Air Conditioning								
Conversion Equipment								
	Exterior Pkg Unit - Cooling	100%			2032	\$127,100	2	\$800
<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : 4 Units. Roof</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : 4 Rooftop Units</i>								
Ventilation								
Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$12,200
Exhaust Fans								
	Roof	100%			2032	\$26,000	2	\$400
Plumbing								
H/C Water Piping								
	Brass/Copper	100%			2042	**	1	
Water Heater								
	Gas Fired	100%			2027	\$9,600	2	\$200
Sanitary Piping								
	Cast Iron	100%			LIFE	**	1	
Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1	
Fixtures								
	Generic	100%						
Vertical Transport								
Elevators								
	Hydraulic	100%			LIFE	**		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement To 3rd Floor</i>								
<i>Explanation : 1 Unit</i>								
Fire Suppression								
Sprinkler								
	No Component	60%						
	Generic	40%			2042	**	1-2	\$1,500
Fire Pump								
	Generic	100%	Now	\$1,000	2035	**	1	\$2,300
<i>Corroded, Extent : Severe, Area Affected : 60%</i>								
<i>Location : Basement</i>								

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Print Date : 19-Oct-2021

NEW YORK PUBLIC LIBRARY - FY 2022

Asset Name : 125TH STREET BRANCH LIBRARY
Address : 224 EAST 125TH ST. NEAR THIRD AVE.
Borough : MANHATTAN **Agency's Number** : O02
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 2023 - 2026	FY 2027 - 2032
Exterior Architecture	\$375,400	
Interior Architecture	\$166,300	
Site Enclosure		\$107,600
Total	\$541,700	\$107,600
Importance Code A	\$375,400	
Importance Code B	\$84,000	\$107,600
Importance Code C	\$82,300	
Total	\$541,700	\$107,600

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture	\$27,600		\$1,600	
Interior Architecture	\$41,300		\$2,100	\$7,700
Electrical	\$2,300	\$300	\$500	\$500
Mechanical	\$13,900	\$2,300	\$4,600	\$2,000
Site Enclosure	\$10,800			
Site Pavements	\$300			
Total	\$96,200	\$2,600	\$8,700	\$10,200
Importance Code A	\$28,300	\$700	\$2,300	\$700
Importance Code B	\$59,500	\$2,000	\$5,500	\$9,500
Importance Code C	\$8,400		\$1,000	
Total	\$96,200	\$2,600	\$8,700	\$10,200



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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

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	Priority
Exterior								
Exterior Walls								
Masonry: Brick	75%			LIFE	**	5	\$42,200	
Masonry: Limestone	25%	Now	\$207,300	LIFE	**	5	\$5,300	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 5%</i>								
<i>Location : North Street Facade</i>								
<i>Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 25%</i>								
<i>Location : North Street Facade</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Front Facade</i>								
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Windows								
Aluminum	42%	Now	\$53,300	2040	**	5	\$1,000	
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Interior Side Of Windows Throughout</i>								
<i>Unit Inoperable, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Interior Side Of Windows Throughout</i>								
Metal Louvers	5%			2035	**	10	\$1,600	
Wood	43%	Now	\$97,900	2057	**	5	\$10,700	1
<i>Split/Cracked, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Exterior Side Of Window Openings On North And South Facades</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Exterior Side Of Window Openings On North And South Facades</i>								
Wood	10%	Now	\$17,000	2057	**	5	\$2,500	1
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 100%</i>								
<i>Location : 3rd Floor Transom Windows At Air Handler Room</i>								
<hr/>								
Parapets								
Masonry: Brick	65%			LIFE	**	5-10	\$5,300	
Masonry: Limestone	10%	Now	\$1,100	LIFE	**	5	\$200	
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : North, East And West Facades</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Coping Stones</i>								
Metal Panel	20%			2042	**	5	\$900	
Slate	5%	0-2	\$800	LIFE	**	5	\$100	
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Coping Stones</i>								
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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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Carpet	70%			2028	\$227,500	3	\$29,400	
Ceramic Tile	5%			2035	**	5	\$1,000	
Vinyl Tile	15%	Now	\$1,600	2037	**	3	\$1,200	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Basement</i>								
Wood	10%	Now	\$84,000	2072	**	5	\$2,000	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Retrofitted Air Handler Room And Old Custodial Apartment</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Retrofitted Air Handler Room And Old Custodial Apartment</i>								
Interior Walls								
Ceramic Tile	5%			2035	**	5	\$2,000	
Glass: Single Pane	5%			LIFE	**	5	\$3,000	
Gypsum Board	15%			LIFE	**	5-10	\$10,300	
Plaster	60%	4+	\$23,500	LIFE	**	5	\$7,200	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 15%</i>								
<i>Location : 1st Floor Reading Area</i>								
<i>Water Penetration, Extent : Light, Area Affected : 20%</i>								
<i>Location : 2nd Floor Reading Area And Staff Offices</i>								
Plaster	15%	Now	\$58,800	LIFE	**	5	\$1,800	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Retrofitted Air Handler Room And Old Custodial Apartment</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Retrofitted Air Handler Room And Old Custodial Apartment</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Retrofitted Air Handler Room And Old Custodial Apartment</i>								
Ceilings								
AcousTile,Adhered	5%			2037	**	5	\$1,100	
AcousTileSusp.Lay-In	5%			2045	**	5	\$1,100	
Exposed Struc: Concrete	10%			LIFE	**	5-10	\$2,600	
Gypsum Board	10%			LIFE	**	5-10	\$7,300	
Plaster	60%			LIFE	**	5-10	\$21,800	
Plaster	10%	Now	\$3,400	LIFE	**	5	\$1,300	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout 3rd Floor</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Third Floor</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Third Floor</i>								
Site Enclosure								
Fence/Gates								
Chain Link	100%			2052	**			

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

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 Enclosure

Retaining Walls

Masonry: Brick

100% 2-4 \$10,800 2032 \$107,600

*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

\$300

2037

* *

*Cracking/Crumbling, Extent : Moderate, Area Affected : 5%**Location : Rear Yard*

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%

2032

\$1,800

5

\$400

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement Electrical Room**Explanation : One 400 Ampere Main Disconnect Switch*

Switchgear / Switchboard

Molded Case Bkrs

100%

2032

\$39,200

5

\$400

Raceway

Conduit

95%

2032

\$36,100

1

Conduit

5%

2052

* *

1

Panelboards

Fused Disc Sw

5%

2031

\$900

5

Molded Case Bkrs

25%

2048

* *

5

\$100

Molded Case Bkrs

70%

2031

\$12,700

5

\$300

Wiring

Thermoplastic

25%

2052

* *

1

Thermoplastic

75%

2032

\$25,300

1

Motor Controllers

Locally Mounted

80%

2030

\$29,300

5

\$100

Locally Mounted

20%

2045

* *

5

Ground

Grounding Devices

Generic

100%

LIFE

* *

5

\$400

Lighting

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

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	Priority
Lighting								
Interior Lighting								
Fluorescent	80%			2037	**	10	\$10,300	
		<i>T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Reading Areas First And Second Floors</i>						
Fluorescent	15%			2037	**	10	\$1,900	
		<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Offices And Basement</i>						
Fluorescent	5%			2037	**	10	\$600	
		<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
Egress Lighting								
Emergency, Battery	50%			2027		10	\$1,700	
Exit, LED	20%			2060	**	1		
Exit, Service	30%			2027		1		
Exterior Lighting								
HID	20%			2027		10		
No Component	80%							
Alarm								
Security System								
No Component	80%							
Generic	10%			2037	**	1	\$500	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Reading Areas, Hallways</i>						
		<i>Explanation : CCTV Surveillance Cameras</i>						
Generic	10%			2027		1	\$500	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Reading Areas And Hallways</i>						
		<i>Explanation : Intrusion Alarm And Motion Sensor</i>						
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2037	**	1-3	\$2,600	
		<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, Horns And Fire Alarm Panel</i>						

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2052	**	1		
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : In Vault</i>						
		<i>Explanation : Old Oil Tank Is Still Present</i>						

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Conversion Equipment Hot Water Boiler	100%			2045	**	1	\$6,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 1 Unit</i>								
Distribution Hot Wtr Piping/Pump	100%			2040	**	4	\$1,000	
Terminal Devices Convactor/Radiator	100%			2037	**	1	\$4,500	
Air Conditioning								
Energy Source Electricity	100%			2040	**	1		
Conversion Equipment Reciprocating Compr/Chiller	90%			2037	**	1	\$5,900	
<i>Other Observation, Extent : Light, Area Affected : 90%</i>								
<i>Location : 2 Units In Back Yard, 1 Unit On Roof</i>								
<i>Explanation : 3 Units. R-410a</i>								
No Component	10%							
Terminal Devices Air Handler/Dir Expansion No Component	90%			2037	**	1		
No Component	10%							
Heat Rejection Air Cooled Condenser Unit No Component	90%			2037	**	2	\$8,800	
No Component	10%							
Ventilation								
Distribution Ductwork/Diffusers	80%			LIFE	**	2-5	\$9,900	
Ductwork/Diffusers	20%			LIFE	**	2-5	\$2,500	
Exhaust Fans Interior	100%			2040	**	2	\$400	
Plumbing								
H/C Water Piping Brass/Copper	100%			2042	**	1		
Water Heater Gas Fired	100%			2030	\$9,700	2	\$200	
Sanitary Piping Cast Iron	100%	Now	\$5,800	LIFE	**	1		
<i>Blockage /Clogged, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Water Backs Up In Basement When It Rains.</i>								
Fixtures Generic	100%							
Fire Suppression								

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

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

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Print Date : 19-Oct-2021

NEW YORK PUBLIC LIBRARY - FY 2022

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 2023 - 2026	FY 2027 - 2032
Exterior Architecture	\$87,800	
Interior Architecture	\$184,000	
Total	\$271,900	
Importance Code A	\$87,800	
Importance Code B	\$184,000	
Total	\$271,900	

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture	\$68,300		\$3,800	
Interior Architecture	\$46,800		\$1,500	
Electrical	\$11,300	\$300	\$600	\$300
Mechanical	\$22,600	\$1,400	\$2,600	\$1,200
Site Enclosure	\$13,000			
Site Pavements	\$5,400			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$171,300	\$5,600	\$12,500	\$5,500
Importance Code A	\$69,100	\$800	\$4,700	\$800
Importance Code B	\$82,700	\$4,800	\$7,500	\$4,700
Importance Code C	\$19,500		\$400	
Total	\$171,300	\$5,600	\$12,500	\$5,500



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

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	60%	Now	\$87,800	LIFE	**	5	\$8,700	
<i>Joint Mortar Miss/Erod, Extent : Light, Area Affected : 20%</i>								
<i>Location : South Facade</i>								
<i>Painted Surfaces, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Rear Facade</i>								
<i>Vegetation Growth, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Rear Facade</i>								
<i>Vertical Cracks, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : South Rear Facade Between 1st And 2nd Floors</i>								
Masonry: Granite	5%			LIFE	**	5	\$1,100	
Masonry: Limestone	25%			LIFE	**	5	\$5,400	
Metal Panel	5%			2052	**	5-10	\$5,000	
Slate Panels	2%	Now	\$16,900	LIFE	**	5	\$200	
<i>Spalling, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Window Sills. South Facade</i>								
Window Wall	3%	Now	\$40,800	2062	**	5	\$800	
<i>Dry Rot/Decay, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Window Trims. North Street Facade</i>								
<i>Paint Peeling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Front Facade Windows</i>								
Windows								
Aluminum	80%			2048	**	5	\$3,100	
Wood	20%			2040	**	5	\$7,700	
Parapets								
Masonry: Brick	85%			LIFE	**	5-10	\$5,100	
Masonry: Limestone	15%			LIFE	**	5-10	\$1,600	
Roof								
Modified Bitumen	100%			2040	**	10	\$10,500	
<i>Recent Installation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Roof</i>								

Interior

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$10,800	
Ceramic Tile	3%			2035	**	5	\$700	
Marble Panels	5%	Now	\$20,000	LIFE	**	5	\$900	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : At Entrance</i>								
Terrazzo	5%	4+	\$3,200	LIFE	**	5	\$1,000	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Entrance Lobby</i>								
Vinyl Tile	25%			2037	**	3	\$2,300	
Wood	47%	Now	\$85,800	2047	**	5	\$10,900	
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout 1st, 2nd And 3rd Floors</i>								
Wood	5%	Now	\$45,600	2072	**	5	\$1,200	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Old Apartment</i>								
<i>Dry Rot/Decay, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Old Apartment</i>								
Interior Walls								
Ceramic Tile	5%			2035	**	5	\$800	
Glass: Single Pane	2%			LIFE	**	5	\$500	
Gypsum Board	15%			LIFE	**	5-10	\$3,900	
Marble Panels	3%			LIFE	**	10	\$200	
Plaster	65%			LIFE	**	5-10	\$8,400	
Plaster	5%	Now	\$6,800	LIFE	**	5	\$200	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Old Apartment</i>								
<i>Loose/Delam Surface, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Old Apartment</i>								
Wood	5%			LIFE	**	5	\$6,000	
Ceilings								
Plaster	95%	Now	\$34,500	LIFE	**	5	\$14,600	
<i>Water Penetration, Extent : Severe, Area Affected : 15%</i>								
<i>Location : 3rd Floor Computer Room And 2nd Floor Reading Area</i>								
Plaster	5%	Now	\$18,200	LIFE	**	5	\$800	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Old Apartment</i>								
<i>Loose/Delam Surface, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Old Apartment</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Old Apartment</i>								
Site Enclosure								
Fence/Gates								
Chain Link	50%			2032			\$2,600	
Iron Picket	50%			2052	**			

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

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	Priority	
Site Enclosure									
Retaining Walls									
Masonry: Brick	50%	Now	\$11,600	2052		**			
<i>Misaligned/Bulging, Extent : Severe, Area Affected : 25%</i>									
<i>Location : Rear Yard</i>									
Masonry: Fieldstone	50%	Now	\$1,400	2042		**			
<i>Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 20%</i>									
<i>Location : At Front Areaway</i>									
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : Main Entrance And Areaway</i>									
<i>Explanation : Component Actually Granite</i>									
Site Pavements									
Public Sidewalk									
Cast in Place Concrete	100%			2045		**			
On-Site Walkways									
Cast in Place Concrete	40%			2045		**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : Street Facade</i>									
<i>Explanation : Ramp To Main Entrance</i>									
Masonry: Granite	60%	Now	\$1,300	LIFE		**			
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 30%</i>									
<i>Location : Main Entry Landing, Ramp And Stairs</i>									
Activity Yard									
Cast in Place Concrete	100%	2-4	\$4,000	2037		**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>									
<i>Location : Rear Yard</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	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 : Main Service Switch Rated At 800 Amperes</i>									
Switchgear / Switchboard									
Fused Disc Sw	100%			2042		**	5	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : Electrical Room</i>									
<i>Explanation : 1 Vertical Section</i>									
Raceway									
Conduit	50%			2032	\$17,600		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		Priority
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	\$9,300	1		
Motor Controllers								
Locally Mounted	80%			2037	**	5	\$100	
Locally Mounted	20%			2030	\$6,800	5		
Ground								
Grounding Devices								
Generic	100%	4+	\$10,700	LIFE	**	5	\$200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Corroded</i>								
Lighting								
Interior Lighting								
Fluorescent	7%			2032	\$13,000	10	\$1,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Compact Fluorescent Light Fixtures</i>								
Fluorescent	12%			2037	**	10	\$1,800	
<i>T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Staircases</i>								
Fluorescent	4%			2032	\$7,400	10	\$600	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Offices</i>								
Fluorescent	2%			2027	\$3,700	10	\$300	
<i>T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
LED	75%			2040	**			
Egress Lighting								
Emergency, Battery	50%			2032	\$12,500	10	\$2,000	
Exit, LED	50%			2047	**	1		
Exterior Lighting								
HID	10%			2027	\$7,000	10		
HID	10%			2040	**	10		
No Component	80%							
Alarm								
Security System								
No Component	80%							
Generic	10%			2032	\$5,600	1	\$600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : CCTV Surveillance Cameras</i>								
Generic	10%			2027	\$5,600	1	\$600	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Intrusion System</i>								

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

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	

Alarm

Fire/Smoke Detection

No Component

80%

Generic, Digital

20%

2037

* *

1-3

\$2,000

*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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Heating

Energy Source

Natural Gas

100%

2042

* *

1

Conversion Equipment

Furnace

70% Now

\$600

2027

\$28,500

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

\$40,000

1

\$2,400

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

Distribution

Hot Wtr Piping/Pump

30% Now

\$400

2031

\$8,100

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

\$27,800

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. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a 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		Priority
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	
		<i>Recent Installation, Extent : N/A, Area Affected : 100%</i>						
		<i>Location : 4 Newly Installed Package Units At The Roof</i>						
		<i>Other Observation, Extent : N/A, Area Affected : 100%</i>						
		<i>Location : Roof</i>						
		<i>Explanation : 4 Defective And Abandoned Rooftop Units</i>						
Split Unit	10%	Now	\$11,100	2032	\$37,000			
		<i>Not in Service, Extent : Moderate, Area Affected : 10%</i>						
		<i>Location : 2 Units, Roof</i>						
		<i>R-22 Refrigerant, Extent : Light, Area Affected : 20%</i>						
		<i>Location : Roof</i>						
No Component	20%							
Terminal Devices								
Fan Coil - 2 Pipe	10%			2027	\$26,400	1	\$500	
No Component	90%							
Heat Rejection								
Evaporative Condenser	10%			2027	\$4,300	2	\$1,200	
No Component	90%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%	0-2	\$8,000	LIFE	**	2-5	\$9,200	
		<i>Insul. Deteriorating, Extent : Moderate, Area Affected : 10%</i>						
		<i>Location : Various Locations</i>						
Exhaust Fans								
Roof	100%			2027	\$28,700	2	\$500	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2042	**	1		
Water Heater								
Gas Fired	100%			2030	\$10,600	2	\$200	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%	Now	\$1,800	LIFE	**	1		
		<i>Blockage /Clogged, Extent : Severe, Area Affected : 5%</i>						
		<i>Location : Basement</i>						
Sump Pump(s)								
Non-Submersible	100%			2032	\$2,600	4	\$500	
Fixtures								
Generic	100%							
Vertical Transport								

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

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

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

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 : 19-Oct-2021

NEW YORK PUBLIC LIBRARY - FY 2022

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 2023 - 2026	FY 2027 - 2032
Exterior Architecture	\$150,600	
Interior Architecture		\$59,100
Electrical	\$91,700	\$61,200
Total	\$242,300	\$120,200
Importance Code A	\$150,600	
Importance Code B	\$91,700	\$120,200
Total	\$242,300	\$120,200

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture	\$29,300	\$700		\$8,800
Interior Architecture	\$4,100	\$6,200	\$800	
Electrical	\$9,600	\$400	\$400	\$19,300
Mechanical	\$2,400	\$1,800	\$3,400	\$3,500
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$49,400	\$13,100	\$8,500	\$35,600
Importance Code A	\$30,000	\$1,400	\$700	\$9,500
Importance Code B	\$15,200	\$11,700	\$7,800	\$26,100
Importance Code C	\$4,100			
Total	\$49,400	\$13,100	\$8,500	\$35,600



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
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	Priority
Exterior								
Exterior Walls								
Masonry: Brick	65%	2-4	\$72,300	LIFE	**	5	\$21,400	
<i>Vegetation Growth, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Rear Facade</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Various Locations, Rear Facade</i>								
Masonry: Limestone	35%	0-2	\$78,200	LIFE	**	5	\$8,600	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Street Facade</i>								
Windows								
Aluminum	30%			2039	**	5	\$1,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Rear Windows</i>								
<i>Explanation : Protective Metal Grilles And Double Set Of Windows</i>								
Steel	70%	0-2	\$20,500	2039	**	5	\$21,900	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Street Facade</i>								
Parapets								
Masonry: Brick	35%	Now	\$7,400	LIFE	**	5	\$400	
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : At Corners</i>								
<i>Joint Mortar Miss/Erod, Extent : Light, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Throughout Rear Parapets</i>								
Masonry: Limestone	35%			LIFE	**	5	\$500	
Metal: Cage/Fence	20%	Now	\$1,500	2036	**	5	\$700	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Roof Parapet</i>								
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	\$177,400	3	\$18,600	
Marble Panels	8%			LIFE	**	5	\$1,200	
Terrazzo	2%			LIFE	**	5	\$300	
Vinyl Tile	30%			2031	\$59,100	3	\$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
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+	\$4,100	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	\$1,700	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	\$36,200	5	\$100	
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Raceway

Conduit	95%			2031	\$33,400	1		
Conduit	5%			2057	**	1		

Panelboards

Fused Disc Sw	3%			2030	\$500	5		
Fused Disc Sw	2%			2053	**	5		
Molded Case Bkrs	95%			2030	\$15,900	5	\$300	

Wiring

Braided Cloth	30%	2-4	\$9,300	2056	**	1		
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Insulation Aged, Extent : Moderate, Area Affected : 100%

Location : Throughout

Thermoplastic	65%			2031	\$20,200	1		
Thermoplastic	5%			2057	**	1		

Motor Controllers

Locally Mounted	100%			2029	\$33,900	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		Priority
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	\$91,700	10	\$7,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement, Reading Area And Offices</i>								
<i>Explanation : Using T-12 Lamps</i>								
Fluorescent	35%			2031	\$53,500	10	\$4,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Reading Area 1st, 2nd And 3rd Floors</i>								
<i>Explanation : Using T-5 Lamps</i>								
Fluorescent	5%			2031	\$7,600	10	\$600	
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallway And Staircases</i>								
Egress Lighting								
Emergency, Battery	50%			2031	\$10,300	10	\$1,600	
Exit, Service	50%			2031	\$1,100	1		
Exterior Lighting								
HID	20%			2026	\$11,500	10		
No Component	80%							
Alarm								
Security System								
No Component	80%							
Generic	10%			2039	**	1	\$500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : CCTV Surveillance Camera</i>								
Generic	10%			2031	\$4,600	1	\$500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Intrusion Alarm And Motion Sensor</i>								
Fire/Smoke Detection								
No Component	80%							
Generic, Digital	20%			2039	**	1-3	\$1,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Intrusion Alarm And Motion Sensor</i>								

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2051	**	1		
Conversion Equipment								
Hot Water Boiler	100%			2048	**	1	\$6,700	
<i>Recent Replace Evident, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Basement</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
96TH STREET BRANCH LIBRARY
Asset # : 13352

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Distribution								
Hot Wtr Piping/Pump	100%			2047	**	4	\$1,000	
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	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Roof</i>						
		<i>Explanation : 4 Rooftop Units. Refrigerant 410a</i>						
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								
Electric	100%			2030	\$12,600	4	\$100	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2036	**	4	\$400	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	**			
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement To 3rd Floor</i>						
		<i>Explanation : 1 Unit</i>						
Fire Suppression								
Standpipe								
Generic	100%			2061	**	1-5	\$6,900	
Sprinkler								
Generic	100%			2061	**	1-2	\$3,800	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
		<i>Explanation : Sprinkler In All Floors And Basement</i>						

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

Print Date : 19-Oct-2021

NEW YORK PUBLIC LIBRARY - FY 2022

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 2023 - 2026	FY 2027 - 2032
Interior Architecture	\$60,600	
Electrical		\$15,800
Site Enclosure		\$82,500
Total	\$60,600	\$98,300
Importance Code B	\$60,600	\$98,300
Total	\$60,600	\$98,300

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture	\$181,000			
Interior Architecture	\$144,000		\$500	\$7,700
Electrical	\$9,800	\$300	\$500	\$400
Mechanical	\$9,100	\$2,300	\$4,900	\$2,000
Site Enclosure	\$8,600			
Site Pavements	\$5,900			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$362,200	\$6,600	\$10,000	\$14,100
Importance Code A	\$181,700	\$700	\$700	\$700
Importance Code B	\$146,800	\$5,900	\$9,300	\$13,400
Importance Code C	\$33,800			
Total	\$362,200	\$6,600	\$10,000	\$14,100



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
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	\$22,900	LIFE		**		
	<i>Corrosion/Rusting, Extent : Light, Area Affected : 25%</i>							
	<i>Location : Street Facade At Main Entrance</i>							
Masonry: Brick	68%	Now	\$47,300	LIFE		**	5	\$7,000
	<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Rear Facade</i>							
	<i>Diagonal Cracks, Extent : Moderate, Area Affected : 20%</i>							
	<i>Location : Rear Facade</i>							
	<i>Loose Units, Extent : Severe, Area Affected : 10%</i>							
	<i>Location : At Wall Penetrations Of Fan Room On 3rd Floor Deck, Rear Facade</i>							
	<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Rear Facade</i>							
	<i>Spalling, Extent : Severe, Area Affected : 10%</i>							
	<i>Location : Rear Facade</i>							
	<i>Vertical Cracks, Extent : Severe, Area Affected : 10%</i>							
	<i>Location : Rear Facade</i>							
	<i>Other Observation, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Rear Facade</i>							
	<i>Explanation : Stucco Spalling</i>							
Masonry: Limestone	15%	Now	\$21,000	LIFE		**	5	\$1,200
	<i>Worn/Eroded, Extent : Severe, Area Affected : 10%</i>							
	<i>Location : Front Entrance</i>							
Granite Panels	3%	Now	\$22,000	LIFE		**	5	\$200
	<i>Cracking/Crumbling, Extent : Severe, Area Affected : 20%</i>							
	<i>Location : Front Entrance Ramp Face</i>							
	<i>Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 90%</i>							
	<i>Location : Front Entrance Ramp Face</i>							
Stucco Cement	2%	Now	\$700	2037		**	5	\$300
	<i>Diagonal Cracks, Extent : Moderate, Area Affected : 5%</i>							
	<i>Location : Penthouse Apartment</i>							
	<i>Spalling, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Chimney</i>							
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Chimney</i>							
	<i>Explanation : Stucco Over Brick</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
AGUILAR BRANCH LIBRARY
Asset # : 13323

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	Priority
Exterior								
Windows								
Aluminum	74%	2-4	\$13,000	2048	**	5	\$1,400	
<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Second Floor</i>								
Metal Clad	8%	0-2	\$17,400	2057	**	5	\$900	
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Rear Facade At Third Floor Apartment And Stairwell</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Rear Facade At Third Floor Apartment And Stairwell</i>								
<i>Unit Inoperable, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Rear Facade At Third Floor Apartment And Stairwell</i>								
Metal Louvers	8%	2-4	\$10,000	2047	**			
<i>Broken/Missing Elements, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout Mechanical Penthouse</i>								
Wood	10%	Now	\$11,800	2057	**	5	\$1,900	1
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Windows At 2nd Floor Story Hour Room</i>								
<i>Deteriorated Finish, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Windows At 2nd Floor Story Hour Room</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Windows At 2nd Floor Story Hour Room</i>								
<i>Split/Cracked, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Windows At 2nd Floor Story Hour Room</i>								
Parapets								
Cast Stone/Terra Cotta	5%			LIFE	**	5-10	\$2,700	
Masonry: Brick	45%			LIFE	**	5-10	\$5,900	
Masonry: Brick	30%	Now	\$7,500	LIFE	**	5	\$600	
<i>Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Rear Facade. Upper And Lower Roofs</i>								
<i>Spalling, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Rear Facade. Upper And Lower Roofs</i>								
Metal Panel	10%			2042	**	5	\$700	
Metal: Cage/Fence	10%	4+	\$400	2045	**	5	\$600	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Along Side Walls</i>								
<i>Explanation : These Are Security Barriers To Prevent Access From Adjoining Buildings</i>								
Roof								
Single Ply Membrane	100%			2040	**	10	\$14,600	
<i>Recent Installation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Main Roof</i>								
Interior								

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Carpet	50%			2028	\$150,400	3	\$21,000	
Carpet	15%	2-4	\$45,100	2034	**	3	\$4,700	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : 1st Floor Library Area</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Multipurpose Room</i>								
Ceramic Tile	5%			2041	**	5	\$1,100	
Glass Block	2%	Now	\$1,800	2047	**	1		
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Balcony At Main Reading Room</i>								
Vinyl Tile	15%	Now	\$6,000	2037	**	3	\$1,200	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Basement Corridor, 2nd Floor</i>								
Wood	13%	Now	\$60,600	2060	**	5	\$2,600	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Old Custodial Apartment</i>								
<i>Loose/Miss Fasteners, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Wood Stair At Back Of Building Up To Custodial Apartment</i>								
<i>Split/Cracked, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Old Custodial Apartment</i>								
<i>Worn/Eroded, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Old Custodial Apartment</i>								
Interior Walls								
Ceramic Tile	5%	2-4	\$6,000	2041	**	5	\$500	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Staff Bathrooms</i>								
Glass: Single Pane	5%			LIFE	**	5	\$1,500	
Gypsum Board	60%			LIFE	**	5-10	\$19,800	
Masonry: Brick	5%	Now	\$800	LIFE	**			
<i>Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 40%</i>								
<i>Location : Boiler Room In Basement</i>								
Plaster	10%			LIFE	**	5-10	\$1,600	
Plaster	5%	Now	\$8,700	LIFE	**	5	\$300	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Old Custodial Apartment</i>								
<i>Paint Peeling, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Old Custodial Apartment</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Old Custodial Apartment</i>								
Wood	10%	4+	\$3,000	LIFE	**	5	\$7,800	
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Wainscots Throughout</i>								

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

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	Priority

Interior

Ceilings

AcousTileSusp.Lay-In	5%			2045	**	5	\$1,100	
Ceramic Tile	2%			LIFE	**	5	\$500	
Gypsum Board	78%			LIFE	**	5-10	\$56,300	
Masonry: Infill Arch	10%			LIFE	**	10	\$1,100	
Plaster	5%	Now	\$15,500	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+	\$8,300	2032		\$82,500		
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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+	\$200	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	\$5,700	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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

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

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

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%			2032	\$1,700	5	\$100
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Electrical Room</i>								
<i>Explanation : One 600 Ampere Main Disconnect Switch</i>								
Switchgear / Switchboard								
	Fused Disc Sw	100%			2032	\$36,200	5	\$100
Raceway								
	Conduit	20%			2042	**	1	
	Conduit	80%			2032	\$28,100	1	
Panelboards								
	Fused Disc Sw	5%			2031	\$800	5	
	Molded Case Bkrs	30%			2031	\$5,000	5	\$100
	Molded Case Bkrs	65%			2040	**	5	\$200
Wiring								
	Braided Cloth	20%	2-4	\$6,200	2057	**	1	
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement Upper Floors</i>								
	Thermoplastic	60%			2042	**	1	
	Thermoplastic	20%			2032	\$6,200	1	
Motor Controllers								
	Locally Mounted	20%			2030	\$6,800	5	
	Variable Frequency Drive	80%			2045	**		
Ground								
Grounding Devices								
	Generic	100%			LIFE	**	5	\$400
Lighting								
Interior Lighting								
	Fluorescent	40%			2037	**	10	\$5,200
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Reading Areas And Basement</i>								
	Fluorescent	10%			2027	\$15,800	10	\$1,300
<i>T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
	Fluorescent	40%			2037	**	10	\$5,200
<i>T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : 2nd Floor And Basement</i>								
	Fluorescent	10%			2037	**	10	\$1,300
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>								
<i>Location : 2nd Floor Reading Areas</i>								
Egress Lighting								
	Emergency, Battery	50%			2027	\$10,600	10	\$1,700
	Exit, Service	50%			2027	\$1,100	1	

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

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	
Lighting								
Exterior Lighting								
HID	20%			2027	\$11,900	10		
No Component	80%							
Alarm								
Security System								
No Component	80%							
Generic	10%			2037	**	1	\$500	
		<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%			2027	\$4,800	1	\$500	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Hallways, Reading Area And Exit Doors</i>						
		<i>Explanation : Intrusion Alarm And Motion Sensor</i>						
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2037	**	1-3	\$2,600	
		<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, Horns And Fire Alarm Panel</i>						

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Natural Gas	100%			2042	**	1		
Conversion Equipment								
Hot Water Boiler	100%			2045	**	1	\$6,900	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : 1 Unit</i>						
Distribution								
Hot Wtr Piping/Pump	100%			2040	**	4	\$1,000	
Terminal Devices								
Air Handler	50%			2037	**	1	\$4,300	
Convactor/Radiator	50%			2030	\$39,500	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		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Air Conditioning								
Conversion Equipment								
	Reciprocating Compr/Chiller	90%			2037	**	1	\$5,900
		<i>Other Observation, Extent : Light, Area Affected : 90%</i>						
		<i>Location : 1 Unit In Basement, 3 Units In 3rd Floor</i>						
		<i>Explanation : R-410a, 4 Units</i>						
	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	\$12,400
Exhaust Fans								
	Interior	90%			2037	**	2	\$400
	Roof	10%			2027	\$2,400	2	
Plumbing								
H/C Water Piping								
	Brass/Copper	100%			2042	**	1	
Water Heater								
	Gas Fired	100%			2027	\$9,000	2	\$200
Sanitary Piping								
	Cast Iron	100%			LIFE	**	1	
Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1	
Sump Pump(s)								
	Submersible	100%			2023	\$500	4	\$400
Fixtures								
	Generic	100%						
		<i>Obsolete Fixtures, Extent : Severe, Area Affected : 10%</i>						
		<i>Location : Vacant Apartment Space On 3rd Floor</i>						
Vertical Transport								
Elevators								
	Hydraulic	100%			LIFE	**		
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement To 3rd Floor</i>						
		<i>Explanation : One Unit</i>						
Fire Suppression								
Sprinkler								
	No Component	92%						
	Generic	8%			2042	**	1-2	\$300

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Print Date : 19-Oct-2021

NEW YORK PUBLIC LIBRARY - FY 2022

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 2023 - 2026	FY 2027 - 2032
Exterior Architecture	\$1,063,000	\$50,200
Mechanical		\$220,100
Total	\$1,063,000	\$270,300
Importance Code A	\$1,063,000	\$50,200
Importance Code B		\$220,100
Total	\$1,063,000	\$270,300

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture	\$18,900	\$400		
Interior Architecture	\$36,300	\$7,000		
Electrical	\$8,200	\$2,200	\$3,900	\$17,400
Mechanical	\$4,800	\$1,200	\$2,800	\$1,000
Site Enclosure	\$100			
Site Pavements	\$3,700			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$75,900	\$14,700	\$10,700	\$22,400
Importance Code A	\$19,500	\$1,000	\$600	\$800
Importance Code B	\$52,600	\$13,700	\$10,100	\$21,600
Importance Code C	\$3,700			
Total	\$75,900	\$14,700	\$10,700	\$22,400



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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	3%	4+	\$5,000	LIFE	**	5	\$7,900	
<i>Water Penetration, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Basement At Rear Yard</i>								
Masonry: Brick	95%	Now	\$339,600	LIFE	**	5	\$50,200	
<i>Efflorescence, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : North Facade</i>								
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : North Facade</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Above 2nd Floor Window Lintels</i>								
<i>Rusting Masonry Supt, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Along 2nd Floor Windows</i>								
Masonry: Limestone	2%	Now	\$12,900	LIFE	**	5	\$800	
<i>Water Penetration, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Basement Boiler Room And Computer Room</i>								
Windows								
Aluminum	90%	2-4	\$388,900	2056	**	5	\$4,100	
<i>Bent/Warped Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 65%</i>								
<i>Location : Throughout</i>								
<i>Glazing Clouded, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Basement Windows</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Steel	10%	Now	\$53,900	2056	**	5	\$5,700	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Bulkhead And Stairs</i>								
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Bulkhead Stairs</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Exterior Side</i>								

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

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	Priority
Exterior								
Parapets								
Cast Stone/Terra Cotta	10%	4+	\$1,000	LIFE	**	5	\$2,600	
<i>Caulking Deteriorated, Extent : Light, Area Affected : 20%</i>								
<i>Location : Coping Stones</i>								
<i>Vegetation Growth, Extent : Light, Area Affected : 15%</i>								
<i>Location : Coping Stones</i>								
Masonry: Brick Cavity	90%	Now	\$78,900	LIFE	**	5	\$3,100	
<i>Efflorescence, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Misaligned/Bulging, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Street Facade</i>								
<i>Spalling, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Weepholes Not Funct, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Various Locations Throughout</i>								
Roof								
Built-Up (BUR)	100%	Now	\$201,600	2041	**			1
<i>Alligatoring, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Blisters, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Debris Present, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Over Entry Canopy</i>								
<i>Miss/Damaged Flashings, Extent : Severe, Area Affected : 40%</i>								
<i>Location : All Facades</i>								
<i>Ridging, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Soffits								
Stucco Cement	100%			2044	**	5	\$800	
Interior								
Floors								
Carpet	60%			2030	\$182,000	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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Ceilings								
AcousTileConcealSpLn	15%	Now	\$28,800	2051	**	5	\$2,000	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Auditorium</i>								
<i>Misaligned/Bulging, Extent : Severe, Area Affected : 60%</i>								
<i>Location : Auditorium</i>								
AcousTileSusp.Lay-In	70%			2048	**	5	\$14,800	
<i>Recent Installation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
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+	\$100	2051	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Stair Wall In Rear Yard</i>								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2044	**			
On-Site Walkways								
Cast in Place Concrete	100%	Now	\$3,700	2044	**			
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Side Yards</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Ramp</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								
Molded Case Bkrs	100%			2031	\$1,700	5	\$300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Disconnect Switch Rated At 400 Amperes.</i>								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2031	\$36,200	5	\$300	
Raceway								
Conduit	90%			2031	\$31,600	1		
Conduit	10%			2051	**	1		
Panelboards								
Fused Disc Sw	5%			2030	\$800	5		
Molded Case Bkrs	25%			2030	\$4,200	5	\$100	
Molded Case Bkrs	70%			2047	**	5	\$200	

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

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

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								
Wiring								
Braided Cloth	20%	2-4	\$6,200	2056	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
Thermoplastic	60%			2031	\$18,700	1		
Thermoplastic	20%			2051	**	1		
Motor Controllers								
Locally Mounted	50%			2029	\$16,900	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	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : Emergency Generator Rated At 80 Kilowatts</i>								
Batteries								
Lead/Acid	100%			2025	\$1,700	5	\$500	
Lighting								
Interior Lighting								
Fluorescent	88%			2036	**	10	\$10,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
Fluorescent	10%			2036	**	10	\$1,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Reading Areas</i>								
<i>Explanation : Compact Fluorescent Lights</i>								
LED	2%			2039	**			
Egress Lighting								
Emergency, Service	50%			2026	\$3,400	1		
Exit, LED	20%			2059	**	1		
Exit, Service	30%			2026	\$600	1		
Exterior Lighting								
HID	30%			2036	**	10		
No Component	70%							
Alarm								
Security System								
No Component	20%							
Generic	80%			2036	**	1	\$3,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Reading Areas</i>								
<i>Explanation : CCTV Surveillance Cameras</i>								

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

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

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	

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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

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 \$900

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 \$146,200 2 \$200

Exterior Pkg Unit -

Cooling

70% 2031 \$73,900 2 \$500

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

Location : Roof

Heat Rejection

Dry Cooler

30% 2031 \$21,300 2 \$2,600

No Component

70%

Ventilation

Distribution

Ductwork/Diffusers

100% LIFE * * 2-5 \$6,900

Exhaust Fans

Interior

50% 2031 \$23,200 2 \$200

Roof

50% 2031 \$10,800 2 \$200

Plumbing

H/C Water Piping

Galvanized Steel

100% 2044 * * 1

Water Heater

Gas Fired

100% 2029 \$8,000 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
ALLERTON BRANCH LIBRARY
Asset # : 13324

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
Sanitary Piping Cast Iron	100%			LIFE	**	1		
Storm Drain Piping Cast Iron	100%	Now	\$2,700	LIFE	**	1		
		<i>Other Observation, Extent : Moderate, Area Affected : 25%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : Flooding At Basement During Heavy Rain</i>						
Sump Pump(s) Non-Submersible	100%			2036	**	4	\$400	
Sewage Ejector(s) Compressed Air	100%			2041	**	4	\$100	
Backflow Preventer No Component	90%							
Generic	10%			2036	**	1	\$100	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	**			
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement To 2nd Floor</i>						
		<i>Explanation : One Unit</i>						

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

Print Date : 19-Oct-2021

NEW YORK PUBLIC LIBRARY - FY 2022

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 : 01-Nov-2017 Landmark Status : NONE
 Areas Surveyed : Basement, Floors 1,2,3,4,5
 Block : 821 Lot : 7501 BIN : 1076145

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Interior Architecture		\$675,500
Electrical		\$215,300
Mechanical		\$2,522,100
Total		\$3,412,900
Importance Code B		\$3,412,900
Total		\$3,412,900

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture				
Interior Architecture	\$568,300		\$4,300	\$16,700
Electrical	\$29,900	\$38,300	\$1,300	\$1,400
Mechanical	\$57,300	\$15,700	\$31,500	\$7,200
Elevators/Escalators	\$11,800	\$11,800	\$11,800	\$11,800
Total	\$667,300	\$65,900	\$49,000	\$37,200
Importance Code A	\$18,500	\$2,600	\$2,500	\$2,500
Importance Code B	\$645,700	\$63,300	\$46,500	\$34,700
Importance Code C	\$3,100			
Total	\$667,300	\$65,900	\$49,000	\$37,200



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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Roof								
IRMA/Protected Membrane	1%			2034	**	10		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Back Of Building (Southside)</i>								
<i>Explanation : Second Floor Balcony</i>								
No Component	99%							
Interior								
Floors								
Carpet	44%	0-2	\$479,300	2031	\$479,300	3	\$50,200	
<i>Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Carpet	11%			2028	\$119,800	3	\$12,600	
<i>Recent Repair Evident, Extent : N/A, Area Affected : 100%</i>								
<i>Location : 5th Floor Offices</i>								
Cast in Place Concrete	15%	Now	\$39,900	LIFE	**	5	\$25,000	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Throughout Basement</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout Basement</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Throughout Basement</i>								
Terrazzo	5%			LIFE	**	5	\$3,000	
Vinyl Tile	1%			2034	**	3	\$300	
Wood	24%			2032	\$675,500	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	\$3,100	LIFE	**	5	\$5,200	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout Basement, Utility Rooms</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
ANDREW HEISKELL BRAILLE AND TALKING BOOK LIBRARY

Asset # : 4225

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Ceilings								
AcousTileSusp.Lay-In	3%			2042	**	5	\$2,300	
Exposed Struc: Concrete	15%			LIFE	**	5	\$1,800	
		<i>Paint Peeling, Extent : Light, Area Affected : 15%</i>						
		<i>Location : Throughout</i>						
Plaster	82%	Now	\$45,900	LIFE	**	5	\$39,000	
		<i>Paint Peeling, Extent : Light, Area Affected : 15%</i>						
		<i>Location : Throughout</i>						
		<i>Staining/Discoloring, Extent : Moderate, Area Affected : 5%</i>						
		<i>Location : 5th Floor</i>						
		<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>						
		<i>Location : 5th Floor</i>						
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
		<i>Explanation : Metal Suspended Ceiling</i>						
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2042	**			
Electrical								
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2049	**	5	\$200	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Electrical Room</i>						
		<i>Explanation : One 3,000 Ampere Main Disconnect Switch</i>						
Switchgear / Switchboard								
Fused Disc Sw	100%			2049	**	5	\$200	
Raceway								
Conduit	50%			2039	**	1		
Conduit	50%			2049	**	1		
Panelboards								
Fused Disc Sw	10%			2037	**	5	\$100	
Molded Case Bkrs	70%			2037	**	5	\$900	
Molded Case Bkrs	20%			2037	**	5	\$300	
Wiring								
Thermoplastic	50%			2049	**	1		
Thermoplastic	50%			2039	**	1		
Motor Controllers								
Locally Mounted	60%			2034	**	5	\$200	
Locally Mounted	40%			2046	**	5	\$100	
Ground								
Grounding Devices								
Not Accessible	100%							

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

Estimates are rounded to the nearest hundred dollars.

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

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

**NEW YORK PUBLIC LIBRARY - 035
ANDREW HEISKELL BRAILLE AND TALKING BOOK LIBRARY**

Asset # : 4225

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	
Lighting								
Interior Lighting Fluorescent	75%			2034	**	10	\$35,000	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	20%			2037	**	10	\$9,300	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	5%	0-2	\$28,500	2039	**			
<i>T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement And Storage Closets.</i>								
Egress Lighting								
Exit, Service	50%			2034	**	1		
Exit, Battery	50%			2034	**	10	\$1,700	
Exterior Lighting								
HID	100%			2029	\$215,300	10	\$200	
Alarm								
Security System								
No Component	30%							
Generic	70%			2034	**	1	\$13,300	
Fire/Smoke Detection								
Not Accessible	100%							

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Natural Gas	100%			2049	**	1		
Conversion Equipment								
Hot Water Boiler	80%			2034	**	1	\$20,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : 5 Small Units</i>								
Hot Water Boiler	20%	Now	\$16,500	2034	**	1	\$4,500	
<i>Broken, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Other Observation, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : 1 Of 5 Not Operating</i>								
Distribution								
Hot Wtr Piping/Pump	100%			2037	**	4	\$2,500	
Terminal Devices								
Air Handler	50%			2029	\$375,400	1	\$15,700	
Convactor/Radiator	45%			2034	**	1	\$7,400	
Fan Coil Unit/Heat	5%			2029	\$40,000	1	\$800	

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
ANDREW HEISKELL BRAILLE AND TALKING BOOK LIBRARY

Asset # : 4225

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Air Conditioning								
Energy Source								
	Electricity	100%			2045	**	1	
Conversion Equipment								
	Interior Pkg Unit - Cooling	78%	Now	\$31,100	2027	\$1,557,400	2	\$1,900
		<i>Damaged, Extent : Severe, Area Affected : 1%</i>						
		<i>Location : Controls Not Working</i>						
	Interior Pkg Unit - Cooling Split Unit	20%			2030	\$399,300	2	\$600
		2%			2029	\$22,800		
Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2	\$66,100
Ventilation								
Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$28,300
Exhaust Fans								
	Interior	100%			2029	\$190,000	2	\$1,600
Plumbing								
H/C Water Piping								
	Brass/Copper	100%			2039	**	1	
Water Heater								
	Not Accessible	100%						
Sanitary Piping								
	Cast Iron	100%			LIFE	**	1	
Sump Pump(s)								
	Submersible	100%	Now	\$1,800	2024	\$1,800	4	\$1,100
		<i>Malfunctioning, Extent : Moderate, Area Affected : 10%</i>						
		<i>Location : Basement</i>						
Backflow Preventer								
	Generic	100%			2034	**	1	\$3,100
Fixtures								
	Generic	100%						
		<i>Obsolete Fixtures, Extent : Severe, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
Vertical Transport								
Elevators								
	Geared Traction	60%			LIFE	**		
		<i>Other Observation, Extent : Light, Area Affected : 60%</i>						
		<i>Location : 1st To 5th Floor</i>						
		<i>Explanation : 1 Unit</i>						
	Hydraulic	40%			LIFE	**		
		<i>Other Observation, Extent : Light, Area Affected : 40%</i>						
		<i>Location : Cellar To 2nd Floor</i>						
		<i>Explanation : 1 Unit</i>						
Fire Suppression								
Standpipe								
	Generic	100%			2049	**	1-5	\$25,600

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

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

**NEW YORK PUBLIC LIBRARY - 035
ANDREW HEISKELL BRAILLE AND TALKING BOOK LIBRARY**

Asset # : 4225

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Fire Suppression	Sprinkler							
	Generic	100%			2039	**	1-2	\$14,200
Fire Pump	Not Accessible	100%						

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

Print Date : 19-Oct-2021

NEW YORK PUBLIC LIBRARY - FY 2022

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 2023 - 2026	FY 2027 - 2032
Interior Architecture	\$214,200	\$93,800
Electrical		\$50,800
Mechanical	\$275,900	\$592,300
Total	\$490,100	\$736,900
Importance Code B	\$275,900	\$736,900
Importance Code C	\$214,200	
Total	\$490,100	\$736,900

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture	\$39,500			\$6,000
Interior Architecture	\$26,300	\$36,800	\$2,400	
Electrical	\$600	\$800	\$900	\$51,300
Mechanical	\$3,000	\$5,300	\$4,100	\$5,300
Site Pavements	\$1,800			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$75,100	\$46,800	\$11,400	\$66,500
Importance Code A	\$40,500	\$1,100	\$1,100	\$7,300
Importance Code B	\$8,300	\$45,800	\$9,100	\$59,200
Importance Code C	\$26,300		\$1,200	
Total	\$75,100	\$46,800	\$11,400	\$66,500



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
BELMONT/ENRICO FERMI BRANCH LIBRARY

Asset # : 4219

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	Priority
Exterior								
Exterior Walls								
Concrete Masonry Unit	10%			LIFE	**	5	\$2,800	
Metal Panel	10%	0-2	\$7,100	2041	**	5	\$8,300	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout Bulkhead</i>								
<i>Deformed/Dented, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout Bulkhead</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Mechanical Penthouse</i>								
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	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Parapet Walls</i>								
<i>Explanation : Covered With Roofing Membrane</i>								
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+	\$32,300	2036	**			
<i>Recent Installation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Main Roof</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 2%</i>								
<i>Location : At Roof Drain Body Down To Interior Light Fixture</i>								
Skylight, Metal/Glass	20%			2051	**	10	\$35,400	
Soffits								
Alum/Vinyl Siding	100%			2041	**	10		
Interior								
Floors								
Carpet	75%			2030		3	\$73,800	
Mosaic Tile	5%			2044	**	5	\$8,200	
Panel/Paver: Cer/Brk	5%			2047	**	5	\$7,400	
Vinyl Tile	15%			2031		3	\$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
BELMONT/ENRICO FERMI BRANCH LIBRARY**

Asset # : 4219

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

Interior

Interior Walls

Ceramic Tile	2%			2040	**	5	\$2,400	
Concrete Masonry Unit	73%	0-2	\$214,200	LIFE	**	5	\$34,400	

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

Location : Stairwells

Folding Partition	5%	Now	\$26,300	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+	\$1,800	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		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%			2031	\$2,800	5	\$600	
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Other Observation, Extent : Light, 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	\$36,200	5	\$600	
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Raceway

Conduit	100%			2031	\$35,200	1		
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Panelboards

Fused Disc Sw	5%			2030	\$1,300	5		
Molded Case Bkrs	95%			2030	\$23,900	5	\$500	

Wiring

Thermoplastic	100%			2031	\$31,100	1		
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Motor Controllers

Locally Mounted	100%			2029	\$50,800	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.

Maintenance \$ are aggregated over a 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

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	
Lighting								
Interior Lighting Fluorescent	50%			2036	**	10	\$9,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : First, Second And Third Floor</i>								
<i>Explanation : T-8 Lamps</i>								
Fluorescent	5%			2036	**	10	\$1,000	
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>								
<i>Location : First Floor</i>								
Fluorescent	45%			2036	**	10	\$8,800	
<i>T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : First And Second Floor</i>								
Egress Lighting								
Emergency, Battery	50%			2036	**	10	\$2,600	
Exit, LED	20%			2066	**	1		
Exit, Service	30%			2026	\$1,000	1		
Exterior Lighting								
HID	30%			2026	\$27,000	10		
No Component	70%							
Alarm								
Security System								
No Component	70%							
Generic	30%			2036	**	1	\$2,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Reading Areas And Outside</i>								
<i>Explanation : CCTV Surveillance Camera System</i>								
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2036	**	1-3	\$3,900	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Natural Gas	100%			2051	**	1		
Conversion Equipment								
Hot Water Boiler	100%			2044	**	1	\$10,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 3rd Floor Mechanical Room</i>								
<i>Explanation : One Unit</i>								
Distribution								
Hot Wtr Piping/Pump	100%			2039	**	4	\$1,600	
Terminal Devices								
Air Handler	60%			2031	\$188,500	1	\$7,900	
Convactor/Radiator	40%			2036	**	1	\$2,800	

Air Conditioning

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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
BELMONT/ENRICO FERMI BRANCH LIBRARY**

Asset # : 4219

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Air Conditioning								
Energy Source								
	Electricity	100%			2047	**	1	
Conversion Equipment								
	Int Pkg Unit - Heating/Cooling Split Unit	85%			2029	\$403,800	2	\$1,100
		15%			2036	**		
		<i>Other Observation, Extent : Light, Area Affected : 15%</i>						
		<i>Location : Roof</i>						
		<i>Explanation : 1 Unit. R-410a.</i>						
Terminal Devices								
	Air Handler/Dir Expansion Fan Coil - 2 Pipe	85%			2026	\$212,300	1	
		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	\$63,600	2	\$500
	Roof	20%			2036	**	2	\$100
Plumbing								
H/C Water Piping								
	Brass/Copper	100%			2041	**	1	
Water Heater								
	Gas Fired	100%			2029	\$13,600	2	\$300
Sanitary Piping								
	Cast Iron	100%			LIFE	**	1	
Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1	
		<i>Leak Evident, Extent : Moderate, Area Affected : 10%</i>						
		<i>Location : Leaking Roof Drain Piping To 3rd Floor</i>						
Fixtures								
	Generic	100%						
Vertical Transport								
Elevators								
	Hydraulic	100%			LIFE	**		
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : 1st To 3rd Floors</i>						
		<i>Explanation : 1 Unit</i>						

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

Estimates are rounded to the nearest hundred dollars.

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

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

Print Date : 19-Oct-2021

NEW YORK PUBLIC LIBRARY - FY 2022

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 2023 - 2026	FY 2027 - 2032
Exterior Architecture	\$129,800	\$324,600
Mechanical		\$460,800
Total	\$129,800	\$785,400
Importance Code A	\$129,800	\$324,600
Importance Code B		\$460,800
Total	\$129,800	\$785,400

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture	\$52,200	\$2,600		
Interior Architecture	\$47,800		\$12,300	\$400
Electrical	\$1,700	\$1,500	\$1,300	\$1,200
Mechanical	\$69,400	\$3,100	\$11,200	\$3,700
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$175,100	\$11,200	\$28,700	\$9,200
Importance Code A	\$54,600	\$4,700	\$2,100	\$2,100
Importance Code B	\$109,000	\$6,500	\$26,600	\$6,700
Importance Code C	\$11,500			\$400
Total	\$175,100	\$11,200	\$28,700	\$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
BLOOMINGDALE BRANCH LIBRARY
Asset # : 4220

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Glazed Ceramic Panel	5%			LIFE	**	5	\$12,900	
Masonry: Brick	95%			LIFE	**	5	\$52,200	
Windows								
Aluminum	100%			2054	**	5	\$5,200	
Parapets								
Masonry: Brick	80%			LIFE	**	5-10	\$16,600	
Pre-Cast Concrete	20%			LIFE	**	5	\$7,600	
Roof								
Copper/Terne	5%	Now	\$1,700	2047	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Over Emergency Stairs</i>								
Modified Bitumen	95%	Now	\$129,800	2032			\$324,600	1
<i>Alligatoring, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Throughout Roof</i>								
<i>Blisters, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Adjacent To Bulkhead And Throughout</i>								
<i>Patching Evident, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Roof Area</i>								
<i>Ponding, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Various Locations Throughout Roof</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 20%</i>								
<i>Location : 2nd Floor Corridor, Above Multi-purpose Room, At Egress Stair</i>								
Soffits								
Stucco Cement	100%			2045	**	5		
Interior								
Floors								
Carpet	40%			2031			\$179,900	3
Cast in Place Concrete	5%			LIFE	**	5	\$6,900	
Ceramic Tile	3%			2045	**	5	\$900	
<i>Recent Installation, Extent : N/A, Area Affected : 3%</i>								
<i>Location : Toilet Room</i>								
Mosaic Tile	2%			2045	**	5	\$1,600	
Terrazzo	10%			LIFE	**	5	\$4,900	
Vinyl Tile	40%			2037	**	3	\$4,700	
Interior Walls								
Ceramic Tile	5%			2041	**	5	\$900	
Concrete Masonry Unit	5%			LIFE	**	5	\$700	
Gypsum Board	30%			LIFE	**	5-10	\$8,800	
Plaster	45%			LIFE	**	5-10	\$6,600	
SGFT/Glazed Masonry	15%			LIFE	**	10	\$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
BLOOMINGDALE BRANCH LIBRARY
Asset # : 4220

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Ceilings								
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 Plaster	35%			LIFE	**	5-10	\$13,700	
	10%	Now	\$4,600	LIFE	**	5	\$2,000	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Rear Emergency Stairwell</i>								
<i>Paint Peeling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Rear Emergency Stairwell</i>								
Wood	5%			LIFE	**	5	\$27,500	
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		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%			2058	**	5	\$600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 400 Ampere Main Disconnect Switch</i>								
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	\$600	
Stand-by Power								

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

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a 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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Stand-by Power								
Transfer Switches								
Automatic	100%			2049	**	1	\$6,500	
Lighting								
Interior Lighting								
Fluorescent	10%			2040	**	10	\$1,900	
			<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Staircases, 1st And 2nd Floor</i>					
Fluorescent	90%			2040	**	10	\$17,300	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Throughout The Building</i>					
			<i>Explanation : T-8 Lamps</i>					
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	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Reading Area And Exit Doors</i>					
			<i>Explanation : Intrusion Alarm And Motion Sensor</i>					
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2040	**	1-3	\$3,900	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Throughout The Building</i>					
			<i>Explanation : Pull Box Station, Bell, Horns, Strobes, Smoke Detector And Fire Alarm Panel</i>					

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

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Heating								
Distribution								
	Central Plant Steam Piping/Pmp	100%			2042	**	4	\$1,000
Terminal Devices								
	Convactor/Radiator	100%	0-2	\$11,800	2030	\$118,000	1	\$6,100
<i>Damaged, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : 2nd Floor. Damaged Radiator Cover</i>								
Air Conditioning								
Energy Source								
	Electricity	100%			2048	**	1	
Conversion Equipment								
	Exterior Pkg Unit - Cooling	100%			2032	\$178,500	2	\$1,300
<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
Distribution								
	Ductwork/Diffusers	80%	Now	\$47,300	LIFE	**	2	\$21,800
<i>Needs Cleaning, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout. Vents Needs Cleaning</i>								
	Ductwork/Diffusers	20%			LIFE	**	2	\$6,800
Ventilation								
Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$18,500
Exhaust Fans								
	Roof	100%			2032	\$36,600	2	\$600
Plumbing								
H/C Water Piping								
	Brass/Copper	100%			2032	\$164,300	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	**		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement To 2nd Floor</i>								
<i>Explanation : One Unit</i>								

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 : 19-Oct-2021

NEW YORK PUBLIC LIBRARY - FY 2022

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 2023 - 2026	FY 2027 - 2032
Exterior Architecture	\$205,300	
Interior Architecture	\$146,100	
Electrical		\$68,300
Mechanical		\$68,900
Total	\$351,300	\$137,200
Importance Code A	\$205,300	
Importance Code B	\$74,200	\$137,200
Importance Code C	\$71,900	
Total	\$351,300	\$137,200

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture	\$118,300	\$14,100	\$36,400	
Interior Architecture	\$151,000	\$47,400	\$4,200	
Electrical	\$10,400	\$7,000	\$9,800	\$8,700
Mechanical	\$55,400	\$24,600	\$40,900	\$21,100
Site Pavements	\$24,700			
Elevators/Escalators	\$17,800	\$17,800	\$17,800	\$17,800
Total	\$377,500	\$110,800	\$109,100	\$47,600
Importance Code A	\$122,000	\$17,800	\$40,100	\$3,700
Importance Code B	\$209,700	\$93,000	\$67,600	\$43,900
Importance Code C	\$45,800		\$1,400	
Total	\$377,500	\$110,800	\$109,100	\$47,600



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Estimates are rounded to the nearest hundred dollars.

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

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

**NEW YORK PUBLIC LIBRARY - 035
BRONX LIBRARY CENTER REFERENCE CENTER**

Asset # : 13852

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	Priority
Exterior								
Exterior Walls								
Concrete Masonry Unit	40%			LIFE	**	5	\$43,100	
Glass Block	8%			LIFE	**	5	\$8,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : West Facade At Stairs</i>								
<i>Explanation : Component Actually Insulated Fritted Glass Panels</i>								
Metal/Glass Curt Wall	25%			LIFE	**	5	\$80,900	
Metal Panel	5%			2058	**	5-10	\$29,700	
Metal Sect. OHD	2%			2049	**	5	\$5,400	
Granite Panels	20%	0-2	\$205,300	LIFE	**	5	\$12,900	
<i>Other Observation, Extent : Light, Area Affected : 5%</i>								
<i>Location : Balcony Areas</i>								
<i>Explanation : Hairline Cracks</i>								
Windows								
Aluminum	95%			2054	**	5	\$4,800	
Metal Louvers	5%			2045	**	10	\$1,600	
Parapets								
Concrete Masonry Unit	25%			LIFE	**	5-10	\$11,000	
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	**	5-10	\$9,500	
Stucco Cement	35%			2049	**	5	\$7,200	
Roof								
Metal Panel	50%			2045	**	10	\$34,800	
Modified Bitumen	30%	0-2	\$8,700	2037	**			
<i>Blisters, Extent : Light, Area Affected : 10%</i>								
<i>Location : Near Equipments</i>								
Plaza Roof: Stone Panels	10%	Now	\$4,700	2062	**			
<i>Other Observation, Extent : Light, Area Affected : 15%</i>								
<i>Location : 5th Floor Roof Deck</i>								
<i>Explanation : Cracking And Crumbling Stone Panels</i>								
Skylight, Metal/Glass	10%			2058	**	10	\$12,700	
Soffits								
Metal Panel	100%			2058	**	5-10	\$39,700	
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
BRONX LIBRARY CENTER REFERENCE CENTER**

Asset # : 13852

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Carpet	30%			2033	**	3	\$50,200	
Cast in Place Concrete	15%			LIFE	**	5	\$73,200	
Ceramic Tile	5%			2045	**	5	\$5,600	
Sheet Vinyl/Rubber	40%	4+	\$74,200	2037	**	5	\$33,400	
<i>Seams Open/Split, Extent : Light, Area Affected : 15%</i>								
<i>Location : Office Corridors</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 75%</i>								
<i>Location : Childrens Floor, Computer Areas</i>								
Terrazzo	10%			LIFE	**	5	\$17,400	
<i>Horizontal Cracks, Extent : Light, Area Affected : 5%</i>								
<i>Location : Near Stairs</i>								
Interior Walls								
Ceramic Tile	3%			2045	**	5	\$2,800	
Glass: Single Pane	5%			LIFE	**	5	\$7,000	
Gypsum Board	70%			LIFE	**	5-10	\$111,100	
Metal Panel	10%			LIFE	**	10	\$4,200	
Granite Panels	2%			LIFE	**	10	\$700	
Wood	10%			LIFE	**	5	\$74,700	
Ceilings								
AcousTileSusp.Lay-In	55%			2049	**	5	\$61,300	
Exposed Struc: Steel	5%			LIFE	**	10	\$11,100	
Gypsum Board	20%			LIFE	**	5-10	\$76,600	
Plywood/Hardboard	20%			2058	**	1		
Site Pavements								
Public Sidewalk								
Pavers/Stone	100%	Now	\$24,700	2047	**			
<i>Tripping Hazard, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Metal Tree Grate Bulging Due To Roots Growing</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	\$300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 4000 Amperes, For Main One 1,600 Amperes For Power Panel 5M And 1200 Amperes For Fire Pump Main Disconnect Switches</i>								
Transformers								
Dry Type	100%			2045	**	5	\$300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room And Elevator Room</i>								
<i>Explanation : One 45 Kilovolt Ampere And One 20 Kilovolt Ampere 208 Volts Primary, 208/120 Volts Secondary</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.

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**NEW YORK PUBLIC LIBRARY - 035
BRONX LIBRARY CENTER REFERENCE CENTER**

Asset # : 13852

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Switchgear / Switchboard								
Fused Disc Sw	100%			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	\$2,200	
Stand-by Power								
Transfer Switches								
Automatic	100%			2045	**	1	\$22,900	
Generators								
Diesel	100%			2041	**	1	\$28,800	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Generator Room Roof</i>					
			<i>Explanation : One 445 Kilowatts</i>					
Batteries								
Lead/Acid	100%			2026	\$1,700	5	\$2,800	
Fuel Storage								
Main Tank	100%			2060	**	5	\$2,200	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Basement</i>					
			<i>Explanation : One 250 Gallons</i>					
Lighting								
Interior Lighting								
Fluorescent	70%			2037	**	10	\$47,800	
			<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Throughout The Building</i>					
Fluorescent	30%			2037	**	10	\$20,500	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Throughout The Building</i>					
			<i>Explanation : Compact Fluorescent Lamps</i>					
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.

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**NEW YORK PUBLIC LIBRARY - 035
BRONX LIBRARY CENTER REFERENCE CENTER**

Asset # : 13852

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	
Lightning Protection								
Arresters/Cabbling								
Generic	100%			2060	**	5	\$2,200	
Alarm								
Security System								
No Component								
Generic	80%			2037	**	1	\$2,800	
	10%							
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Reading Areas, Basement And Hallways</i>								
<i>Explanation : CCTV Surveillance Cameras</i>								
Generic	10%			2037	**	1	\$2,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways, Reading Area, Lobby And Exit Doors</i>								
<i>Explanation : Intrusion Alarm And Motion Sensor</i>								
Fire/Smoke Detection								
No Component								
Generic, Digital	70%			2037	**	1-3	\$13,800	
	30%							
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Strobe Lights, Alarm Bells, Manual Pull Stations, Smoke Detectors, Horns And Fire Alarm Panel</i>								

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Natural Gas	100%			2052	**	1		
Conversion Equipment								
Hot Water Boiler	100%			2037	**	1	\$36,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : 9 Small Units</i>								
Distribution								
Hot Wtr Piping/Pump	100%			2048	**	4	\$5,500	
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		

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**NEW YORK PUBLIC LIBRARY - 035
BRONX LIBRARY CENTER REFERENCE CENTER**

Asset # : 13852

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Air Conditioning								
Conversion Equipment								
Reciprocating Compr/Chiller	100%			2037	**	1	\$34,500	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : 2 Multistacks Sets</i>								
Distribution								
CW & CHW Wtr Pipe/Pump	100%			2052	**	4	\$5,500	
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	\$65,800	
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								
Electric	100%			2030	\$68,900	4	\$400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Various Areas</i>								
<i>Explanation : Units Installed Above Ceiling Panels</i>								
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Submersible	100%			2025	\$2,700	4	\$2,400	
Sewage Ejector(s)								
Electric	100%			2037	**	4	\$3,000	
Backflow Preventer								
Generic	100%			2037	**	1	\$4,600	
Fixtures								
Generic	100%							
Vertical Transport								

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**NEW YORK PUBLIC LIBRARY - 035
BRONX LIBRARY CENTER REFERENCE CENTER**

Asset # : 13852

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
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 \$18,800
<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 : 19-Oct-2021

NEW YORK PUBLIC LIBRARY - FY 2022

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 2023 - 2026	FY 2027 - 2032
Exterior Architecture	\$1,366,400	\$1,042,500
Interior Architecture	\$3,050,400	\$3,050,200
Electrical	\$133,700	\$5,817,700
Mechanical	\$150,500	\$18,432,900
Site Pavements	\$65,200	
Total	\$4,766,300	\$28,343,300
Importance Code A	\$1,366,400	\$1,887,900
Importance Code B	\$2,503,800	\$25,865,800
Importance Code C	\$896,100	\$589,600
Total	\$4,766,300	\$28,343,300

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture				
Interior Architecture	\$140,700		\$74,700	\$30,700
Electrical	\$79,100	\$56,400	\$90,400	\$63,000
Mechanical	\$244,000	\$146,100	\$223,700	\$178,700
Site Pavements	\$1,800			
Elevators/Escalators	\$23,700	\$23,700	\$23,700	\$23,700
Total	\$489,200	\$226,200	\$412,400	\$296,100
Importance Code A	\$25,500	\$25,500	\$25,500	\$27,300
Importance Code B	\$368,500	\$200,700	\$357,700	\$268,700
Importance Code C	\$95,200		\$29,200	
Total	\$489,200	\$226,200	\$412,400	\$296,100



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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)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Marble	98%			LIFE	**	5	\$437,300	
Window Wall	2%			2052	**	5	\$22,300	
Windows								
Bronze/Brass	100%			2040	**	5	\$492,800	
<i>Thermally Inefficient, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Parapets								
Masonry: Marble	95%			LIFE	**	5-10	\$818,700	
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	\$334,200	
Not Accessible	5%							
Soffits								
Granite Panels	100%			LIFE	**	5		
Interior								
Floors								
Carpet	10%			2031	\$1,408,800	3	\$136,400	
Cast in Place Concrete	5%			LIFE	**	5	\$198,900	
Ceramic Tile	3%			2041	**	5	\$27,300	
Marble Panels	45%	Now	\$899,600	LIFE	**	5	\$306,900	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Corridors</i>								
Quarry Tile	5%			2037	**	5	\$68,200	
Terrazzo	7%	0-2	\$71,800	LIFE	**	5	\$49,700	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Stairs</i>								
Vinyl Tile	15%			2032	\$1,407,600	3	\$68,200	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Room 100</i>								
Wood	10%			2047	**	5	\$170,500	
<i>Repairs in Progress, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Main Reading Room</i>								

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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)	Estimated Cost	Priority
Interior								
Interior Walls								
Ceramic Tile	5%			2035	**	5	\$58,400	
Concrete Masonry Unit	5%			LIFE	**	5	\$46,700	
Glass: Single Pane	5%			LIFE	**	5	\$87,600	
Gypsum Board	5%			LIFE	**	5-10	\$99,200	
Metal Panel	5%			LIFE	**	10	\$26,300	
Marble Panels	30%			LIFE	**	10	\$140,100	
Plaster	25%			LIFE	**	5-10	\$248,100	
Plaster	10%			LIFE	**	5-10	\$99,200	
Wood	10%			LIFE	**	5	\$934,000	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Main Reading Room</i>								
<i>Explanation : Repairs In Progress</i>								
Ceilings								
AcousTileSusp.Lay-In	5%			2045	**	5	\$60,500	
AcousTileSusp.Lay-In	5%			2045	**	5	\$60,500	
Exposed Struc: Concrete	12%			LIFE	**	5-10	\$181,400	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Area Under Bryant Park</i>								
<i>Explanation : Stack / Archive Storage</i>								
Exposed Struc: Steel	8%			LIFE	**	10	\$193,500	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Below Main Reading Room And Penthouse</i>								
<i>Explanation : Book Stacks</i>								
Masonry: Infill Arch	5%			LIFE	**	10	\$30,200	
Masonry: Marble	15%			LIFE	**	1		
Metal Panel	5%			LIFE	**	5	\$151,200	
Plaster	33%			LIFE	**	5-10	\$685,900	
Plaster	12%			LIFE	**	5-10	\$249,400	
Site Enclosure								
Retaining Walls								
Masonry: Fieldstone	100%			2042	**			
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Granite Clad With Granite Balustrade</i>								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	\$65,200	2037	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
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)	Estimated Cost	Priority

Site Pavements

Parking/Driveway

Asphalt

100% Now \$1,800 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)	Estimated Cost	Priority

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 \$328,000 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 \$196,000 5 \$9,600

Wiring

Thermoplastic

40% 2032 \$219,300 1

Thermoplastic

60% 2052 ** 1

Motor Controllers

Locally Mounted

20% 2037 ** 5 \$800

Motor Control Center

50% 2030 \$180,600 5 \$8,300

Variable Frequency

30% 2045 **

Drive

Ground

Grounding Devices

Generic

50% LIFE ** 5 \$8,900

Generic

50% LIFE ** 5 \$8,900

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

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	
Stand-by Power								
Transfer Switches								
Automatic	100%			2037	**	1	\$186,900	
Generators								
Diesel	100%			2035	**	1	\$235,300	
		<i>Other Observation, Extent : N/A, Area Affected : 100%</i>						
		<i>Location : Generator Room</i>						
		<i>Explanation : One 500 Kilowatt</i>						
Batteries								
Lead/Acid	100%			2026	\$1,800	5	\$22,500	
Fuel Storage								
Day Tank	50%			2040	**	5	\$56,300	
		<i>Other Observation, Extent : N/A, Area Affected : 100%</i>						
		<i>Location : Generator Room</i>						
		<i>Explanation : One 60 Gallon Capacity</i>						
Main Tank	50%			2047	**	5	\$8,900	
		<i>Other Observation, Extent : N/A, Area Affected : 100%</i>						
		<i>Location : Generator Room</i>						
		<i>Explanation : One 600 Gallon Capacity</i>						
Lighting								
Interior Lighting								
Fluorescent	30%			2037	**	10	\$167,100	
		<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
Fluorescent	5%			2037	**	10	\$27,900	
		<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
Fluorescent	24%			2027	\$1,772,000	10	\$133,700	
		<i>T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
Fluorescent	1%			2037	**	10	\$5,600	
		<i>T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Service Entrance Area</i>						
Incandescent	20%			2032	\$1,476,700	2	\$2,700	
LED	20%			2040	**			
Egress Lighting								
Emergency, Service	40%			2037	**	1		
Emergency, Battery	10%			2032	\$99,500	10	\$14,700	
Exit, Service	25%			2027	\$26,300	1		
Exit, Battery	25%			2032	\$84,800	10	\$10,300	
Exterior Lighting								
Fluorescent	25%			2032	\$590,900	10	\$13,900	
No Component	75%							

Alarm

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

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

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	
Alarm								
Security System								
No Component	70%							
Generic	30%			2032	\$669,300	1	\$68,100	
		<i>Other Observation, Extent : N/A, Area Affected : 100%</i>						
		<i>Location : Building Interior And Exterior</i>						
		<i>Explanation : CCTV Surveillance System And Intrusion Alarm</i>						
<hr/>								
Fire/Smoke Detection								
No Component	80%							
Generic, Analog	20%			2037	**	1-3	\$74,900	
<hr/>								
Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Utility Steam	95%			2042	**	1		
		<i>Other Observation, Extent : N/A, Area Affected : 100%</i>						
		<i>Location : Sub-cellar</i>						
		<i>Explanation : Steam Supplied By Con Edison</i>						
<hr/>								
Electricity	5%			2042	**	1		
<hr/>								
Conversion Equipment								
Heat Exchanger, Plate & Frame	85%			2028	\$845,400	1	\$255,300	
Pres. Reducing Valve/LP Steam	10%			2041	**	5	\$3,600	
No Component	5%							
<hr/>								
Distribution								
Hot Wtr Piping/Pump	50%			2040	**	4	\$22,500	
		<i>Other Observation, Extent : N/A, Area Affected : 100%</i>						
		<i>Location : Sub-cellar, Cellar, Penthouse</i>						
		<i>Explanation : 11 Total Hot Water Base Mounted Pumps. 4 Pumps In Sub-cellar, 3 Pumps In Cellar, 2 Pump In Penthouse.</i>						
<hr/>								
Central Plant Steam Piping/Pmp	50%			2042	**	4	\$15,000	
<hr/>								
Terminal Devices								
Air Handler	85%			2032	\$7,842,400	1	\$319,300	
		<i>Recent Installation, Extent : N/A, Area Affected : 10%</i>						
		<i>Location : High Attic - Air Handler Installed 2020</i>						
<hr/>								
Convector/Radiator	10%			2037	**	1	\$19,600	
Unit Heater - Steam	5%			2040	**	4	\$4,200	
<hr/>								
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
CENTRAL RESEARCH LIBRARY STEPHEN A. SCHWARTZMAN BLDG
Asset # : 1924

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Air Conditioning								
Conversion Equipment								
Reciprocating Compr/Chiller	25%			2040	**	1	\$70,400	
		<i>R-134a Refrigerant, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Cellar</i>						
Under Construction	75%							
		<i>Other Observation, Extent : N/A, Area Affected : 0%</i>						
		<i>Location : Sub-cellar</i>						
		<i>Explanation : 3 Centrifugal Chillers Are Under Construction.</i>						
Distribution								
CW & CHW Wtr Pipe/Pump	90%			2042	**	4	\$26,900	
No Component	10%							
Terminal Devices								
Air Handler/Cool/Ht	80%			2032	\$6,196,900	1	\$300,500	
No Component	10%							
Under Construction	10%							
		<i>Other Observation, Extent : N/A, Area Affected : 0%</i>						
		<i>Location : 3rd Floor</i>						
		<i>Explanation : Fan Coil Units Under Construction.</i>						
Heat Rejection								
Water Cooling Tower	45%			2033	**	2	\$275,100	
No Component	10%							
Under Construction	45%							
		<i>Other Observation, Extent : N/A, Area Affected : 0%</i>						
		<i>Location : Roof</i>						
		<i>Explanation : 1 Of 3 Open Water Cooling Towers.</i>						
Dehumidifier								
Not Accessible	100%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$536,300	
Exhaust Fans								
Interior	90%			2032	\$2,211,500	2	\$16,700	
Roof	10%			2032	\$114,700	2	\$1,900	
Plumbing								
H/C Water Piping Brass/Copper	100%			2042	**	1		
		<i>Booster Pump w/Tank, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Cellar, Penthouse - 2 Units Total.</i>						
Water Heater								
Electric	100%			2027	\$608,500	4	\$5,300	
HW Heat Exchanger								
Steam Fired	100%			2042	**	4	\$60,100	
Sanitary Piping								
Cast Iron	100%			LIFE	**	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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
Storm Drain Piping Cast Iron	100%			LIFE	**	1		
Sump Pump(s) Non-Submersible	100%			2027	\$105,300	4	\$19,200	
Sewage Ejector(s) Electric	100%			2027	\$198,900	4	\$36,300	
Backflow Preventer No Component Generic	50%			2037	**	1	\$18,600	
Fixtures Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	80%			LIFE	**			
		<i>Other Observation, Extent : N/A, Area Affected : 80%</i>						
		<i>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</i>						
		<i>Explanation : 5 Units</i>						
Hydraulic	20%			LIFE	**			
		<i>Other Observation, Extent : N/A, Area Affected : 20%</i>						
		<i>Location : Basement To 3rd Floor</i>						
		<i>Explanation : 1 Unit</i>						
Fire Suppression								
Standpipe								
Generic	100%			2042	**	1-5	\$306,300	
Sprinkler								
No Component Generic	95%			2052	**	1-2	\$8,500	
Fire Pump Generic	100%			2045	**	1	\$113,400	
		<i>Other Observation, Extent : N/A, Area Affected : 100%</i>						
		<i>Location : Sub-cellar</i>						
		<i>Explanation : 2 Units.</i>						

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 : 19-Oct-2021

NEW YORK PUBLIC LIBRARY - FY 2022

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 2023 - 2026	FY 2027 - 2032
Interior Architecture		\$69,900
Electrical		\$157,600
Mechanical		\$184,600
Total		\$412,200
Importance Code B		\$412,200
Total		\$412,200

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture	\$41,000		\$1,300	
Interior Architecture	\$65,200		\$2,700	\$500
Electrical	\$500	\$300	\$600	\$300
Mechanical	\$11,500	\$1,200	\$2,000	\$1,200
Site Pavements	\$600			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$122,800	\$5,500	\$10,600	\$6,000
Importance Code A	\$41,700	\$700	\$2,000	\$700
Importance Code B	\$55,500	\$4,800	\$7,700	\$5,400
Importance Code C	\$25,600		\$900	
Total	\$122,800	\$5,500	\$10,600	\$6,000



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
CHATHAM SQUARE BRANCH LIBRARY
Asset # : 13325

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	Priority
Exterior								
Exterior Walls								
Masonry: Brick	52%	4+	\$15,900	LIFE	**	5	\$9,400	
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Vault Masonry Wall Into Basement</i>								
Masonry: Granite	5%			LIFE	**	5	\$1,400	
Masonry: Limestone	35%			LIFE	**	5	\$9,500	
Slate Panels	3%			LIFE	**	5	\$800	
Stucco Cement	5%			2037	**	5	\$2,300	
Windows								
Aluminum	70%			2040	**	5	\$1,400	
Aluminum	25%			2048	**	5	\$500	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Rear Facade</i>								
<i>Explanation : Protective Metal Grilles</i>								
Metal Louvers	5%			2035	**	10	\$600	
Parapets								
Cast Stone/Terra Cotta	5%			LIFE	**	5-10	\$3,700	
Concrete Masonry Unit	10%			LIFE	**	5-10	\$1,400	
<i>Other Observation, Extent : Light, Area Affected : 5%</i>								
<i>Location : Inside Face Of Parapet Wall</i>								
<i>Explanation : Peeling Paint</i>								
Masonry: Brick	50%			LIFE	**	5-10	\$8,900	
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	\$7,600	LIFE	**	5	\$600	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Bluestone Coping Stones</i>								
Roof								
Modified Bitumen	100%			2037	**	10	\$8,800	
Interior								
Floors								
Carpet	5%			2031	\$15,000	3	\$1,600	
Cast in Place Concrete	8%	Now	\$1,000	LIFE	**	5	\$3,700	
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Gas Meter And Electrical Room In Basement</i>								
Ceramic Tile	5%			2041	**	5	\$1,100	
Marble Panels	2%			LIFE	**	5	\$600	
Sheet Vinyl/Rubber	10%			2032	\$69,900	5	\$3,200	
Vinyl Tile	50%			2037	**	3	\$3,900	
Wood	20%	4+	\$15,500	2060	**	5	\$3,900	
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout 3rd Floor Public Spaces</i>								

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Interior Walls								
Ceramic Tile	5%			2035	**	5	\$1,800	
Glass: Single Pane	5%			LIFE	**	5	\$2,700	
Marble Panels	2%			LIFE	**	10	\$300	
Plaster	83%			LIFE	**	5-10	\$25,700	
Wood	5%			LIFE	**	5	\$14,600	
Ceilings								
AcousTileSusp.Lay-In	5%	4+	\$1,000	2037	**	5	\$500	
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Basement, Staff Areas</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Basement, Staff Areas</i>								
Plaster	95%			LIFE	**	5-10	\$34,300	
Site Enclosure								
Free Standing Walls								
Masonry: Brick	100%			2042	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	0-2	\$600	2037	**			
<i>Tripping Hazard, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Proximate To Main Entrance</i>								
On-Site Walkways								
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								
Service Equipment								
Fused Disc Sw	100%			2042	**	5	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room Basement</i>								
<i>Explanation : One 800 Ampere Disconnect Switch</i>								
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	

Ground

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

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	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$400	
Lighting								
Interior Lighting								
Fluorescent	80%			2032	\$126,100	10	\$10,300	
		<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
Fluorescent	20%			2032	\$31,500	10	\$2,600	
		<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Reading Areas And Hallways</i>						
Egress Lighting								
Emergency, Battery	50%			2032	\$10,600	10	\$1,700	
Exit, LED	50%			2047	**	1		
Exterior Lighting								
HID	20%			2032	\$11,900	10		
No Component	80%							
Alarm								
Security System								
No Component	80%							
Generic	10%			2037	**	1	\$500	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Reading Areas And Hallways</i>						
		<i>Explanation : CCTV Surveillance Cameras</i>						
Generic	10%			2032	\$4,800	1	\$500	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Reading Areas, Hallways And Exit Doors</i>						
		<i>Explanation : Motion Sensor And Intrusion Alarm</i>						
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2037	**	1-3	\$2,600	
		<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, Horns And Fire Alarm Panel</i>						

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

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Conversion Equipment Furnace	60%			2032	\$20,800	1	\$4,200	
<i>Other Observation, Extent : Light, Area Affected : 60%</i>								
<i>Location : Roof</i>								
<i>Explanation : 6 Rooftop Package Units</i>								
Hot Water Boiler	40%			2030	\$45,500	1	\$2,800	
<i>Other Observation, Extent : Light, Area Affected : 40%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : 1 Old Set Unit. 3 Boilers</i>								
Distribution Hot Wtr Piping/Pump	40%	0-2	\$500	2040	**	4	\$300	
<i>Corroded, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Corroded Header, Supply And Return Piping</i>								
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	\$184,600	2	\$900	
<i>Other Observation, Extent : Light, Area Affected : 60%</i>								
<i>Location : Roof</i>								
<i>Explanation : 6 Rooftop Package Units. R-22</i>								
Ventilation								
Distribution Ductwork/Diffusers	100%			LIFE	**	2-5	\$12,400	
Exhaust Fans Roof	100%			2032	\$24,500	2	\$400	
Plumbing								
H/C Water Piping Brass/Copper	100%	0-2	\$5,500	2042	**	1		
<i>Corroded, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Corroded Water Main And Sprinkler Piping</i>								
Water Heater Electric	100%			2031	\$13,000	4	\$100	
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
CHATHAM SQUARE BRANCH LIBRARY
Asset # : 13325

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

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Print Date : 19-Oct-2021

NEW YORK PUBLIC LIBRARY - FY 2022

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 2023 - 2026	FY 2027 - 2032
Exterior Architecture		\$381,700
Electrical	\$5,400	
Mechanical	\$68,200	
Total	\$73,600	\$381,700
Importance Code A		\$381,700
Importance Code B	\$73,600	
Total	\$73,600	\$381,700

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture	\$6,700			\$900
Interior Architecture	\$2,400	\$1,600	\$400	
Electrical	\$300	\$400	\$400	\$22,000
Mechanical	\$16,100	\$3,100	\$5,900	\$4,800
Site Enclosure	\$6,100			
Site Pavements	\$4,600			
Total	\$36,200	\$5,100	\$6,600	\$27,600
Importance Code A	\$8,700	\$500	\$500	\$1,500
Importance Code B	\$16,700	\$4,600	\$5,900	\$26,100
Importance Code C	\$10,800		\$200	
Total	\$36,200	\$5,100	\$6,600	\$27,600



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

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	Priority
Exterior								
Exterior Walls								
Masonry: Brick	2%	4+	\$900	LIFE	**	5	\$300	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 2%</i>								
<i>Location : North Facade</i>								
Masonry: Brick Cavity	58%			LIFE	**	5	\$7,800	
<i>Graffiti, Extent : Light, Area Affected : 10%</i>								
<i>Location : North Wall</i>								
Window Wall	40%	4+	\$5,800	2051	**	5	\$10,100	
<i>Other Observation, Extent : Light, Area Affected : 2%</i>								
<i>Location : North End Of Front Facade</i>								
<i>Explanation : One Missing Insect Screen</i>								
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	\$381,700	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+	\$2,400	2044	**	5	\$6,500	
<i>Staining/Discoloring, Extent : Light, Area Affected : 1%</i>								
<i>Location : Stairwell</i>								
Exposed Struc: Concrete	8%			LIFE	**	5	\$200	
Gypsum Board	2%			LIFE	**	5	\$400	
Site Enclosure								
Fence/Gates								
Chain Link	30%	Now	\$6,100	2061	**			
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Side Yard</i>								
<i>Corrosion/Rusting, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Side Yard</i>								
Metal: Cage/Fence	70%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : Chain Link Fence</i>								

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
CLASON'S POINT BRANCH LIBRARY
Asset # : 13326

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	Priority

Site Pavements

Public Sidewalk

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

Cast in Place Concrete	100%	4+	\$4,600	2044		**		
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Misaligned/Bulging, Extent : Moderate, Area Affected : 5%

Location : Side Yard

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	Priority

Under 600 Volts

Service Equipment

Molded Case Bkrs	100%			2031	\$1,700	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	\$36,200	5	\$300	
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Raceway

Conduit	95%			2031	\$33,400	1		
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Conduit	5%			2057	**	1		
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Panelboards

Fused Disc Sw	5%			2030	\$800	5		
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Molded Case Bkrs	90%			2030	\$15,100	5	\$200	
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Molded Case Bkrs	5%			2053	**	5		
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Wiring

Thermoplastic	95%			2031	\$29,600	1		
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Thermoplastic	5%			2057	**	1		
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Motor Controllers

Locally Mounted	65%			2029	\$11,000	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

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

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	
Lighting								
Interior Lighting								
Fluorescent	90%			2036	**	10	\$8,000	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	5%			2026	\$5,400	10	\$400	
<i>T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Fluorescent	5%			2036	**	10	\$400	
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>								
<i>Location : First Floor</i>								
Egress Lighting								
Emergency, Battery	50%			2036	**	10	\$1,200	
Exit, Service	50%			2036	**	1		
Exterior Lighting								
HID	20%			2026	\$8,200	10		
No Component	80%							
Alarm								
Security System								
No Component	70%							
Generic	20%			2036	**	1	\$700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Reading Area, Entrance Lobby And Outside</i>								
<i>Explanation : Surveillance Camera CCTV</i>								
Generic	10%			2026	\$3,300	1	\$400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Exit Doors</i>								
<i>Explanation : Intrusion Alarm</i>								
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2036	**	1-3	\$1,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : First Floor And Basement</i>								
<i>Explanation : Strobes, Bell, Horn, Smoke Detector, Pull Box Station And Fire Alarm Panel</i>								

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

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Conversion Equipment								
Hot Water Boiler	95%			2044	**	1	\$4,500	
Hot Water Boiler	5%	Now	\$1,600	2044	**	1	\$200	
<i>Controller Not Working, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement. Boiler Room, Building Management System And Defective Temperature Control. Heating Controlled Manually</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : 1st Floor Office Area Too Hot. Equipment Manually Operated To Reduce Excessive Heat</i>								
<i>Explanation : Heating Not Properly Balanced</i>								
Distribution								
Hot Wtr Piping/Pump	100%			2047	**	4	\$700	
Terminal Devices								
Air Handler	40%			2036	**	1	\$2,400	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Convactor/Radiator	60%			2044	**	1	\$1,900	
Air Conditioning								
Energy Source								
Electricity	100%			2047	**	1		
Conversion Equipment								
Reciprocating Compr/Chiller Split Unit	90%			2036	**	1	\$4,000	
	10%			2036	**			
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2	\$12,500	
Terminal Devices								
Air Handler/Cool/Ht	100%	0-2	\$68,200	2036	**	1	\$5,400	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
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	\$13,000	2036	**	2	\$100	
<i>On Extended Life, Extent : Moderate, Area Affected : 60%</i>								
<i>Location : Basement</i>								
Roof	40%			2031	\$6,700	2	\$100	
Plumbing								
H/C Water Piping								
Galvanized Steel	100%			2044	**	1		
Water Heater								
Electric	100%			2029	\$8,900	4	\$100	

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
Sanitary Piping Cast Iron	100%			LIFE	**	1		
Storm Drain Piping Cast Iron	100%			LIFE	**	1		
Sump Pump(s) Non-Submersible	100%			2026	\$1,500	4	\$200	
Fixtures Generic	100%							

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Print Date : 19-Oct-2021

NEW YORK PUBLIC LIBRARY - FY 2022

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 2023 - 2026	FY 2027 - 2032
Exterior Architecture	\$255,200	\$17,900
Mechanical		\$136,100
Total	\$255,200	\$154,100
Importance Code A	\$255,200	\$17,900
Importance Code B		\$136,100
Total	\$255,200	\$154,100

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture	\$107,800	\$600		\$100
Interior Architecture	\$11,300	\$3,000	\$600	
Electrical	\$200	\$300	\$200	\$12,300
Mechanical	\$6,200	\$2,700	\$1,900	\$2,700
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$129,500	\$10,700	\$6,700	\$19,100
Importance Code A	\$108,400	\$1,200	\$600	\$700
Importance Code B	\$21,000	\$9,500	\$5,500	\$18,400
Importance Code C			\$600	
Total	\$129,500	\$10,700	\$6,700	\$19,100



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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	40%	Now	\$78,200	LIFE	**	5	\$11,600	
<i>Diagonal Cracks, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Corners Rear Of Building</i>								
<i>Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 50%</i>								
<i>Location : East Facade</i>								
<i>Patching Evident, Extent : Severe, Area Affected : 30%</i>								
<i>Location : East Facade</i>								
<i>Worn/Eroded, Extent : Severe, Area Affected : 25%</i>								
<i>Location : East Facade</i>								
Masonry: Granite	5%			LIFE	**	5	\$1,100	
Masonry: Limestone	50%	Now	\$177,000	LIFE	**	5	\$10,800	
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Over Main Entrance</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Street Facade</i>								
Stucco Cement	5%	Now	\$4,700	2036	**	5	\$1,800	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Bulkheads</i>								
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Bulkheads</i>								
Windows								
Aluminum	68%	Now	\$13,400	2039	**	5	\$1,400	
<i>Crwt/Balnc Not Funct, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Hardware Missing, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Aluminum	30%			2039	**	5	\$1,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Street Level</i>								
<i>Explanation : Protective Metal Grilles</i>								
Metal Louvers	2%			2040	**	10	\$500	

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

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	Priority
Exterior Parapets								
Masonry: Brick	15%	Now	\$12,100	LIFE	**	5	\$200	1
			<i>Cracking/Crumbling, Extent : Severe, Area Affected : 90%</i>					
			<i>Location : Parapet Wall</i>					
			<i>Diagonal Cracks, Extent : Severe, Area Affected : 20%</i>					
			<i>Location : Street Facade Interior Wall</i>					
			<i>Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 80%</i>					
			<i>Location : Parapet Walls</i>					
			<i>Spalling, Extent : Severe, Area Affected : 80%</i>					
			<i>Location : Throughout</i>					
			<i>Other Observation, Extent : Severe, Area Affected : 100%</i>					
			<i>Location : 50 Interior Face Of Parapet. 10th Avenue Facade</i>					
			<i>Explanation : Stucco Finish Crumbling</i>					
Masonry: Brick	45%	Now	\$36,300	LIFE	**	5	\$600	1
			<i>Diagonal Cracks, Extent : Severe, Area Affected : 15%</i>					
			<i>Location : Interior Face Of Parapet</i>					
			<i>Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 50%</i>					
			<i>Location : Throughout</i>					
			<i>Loose Units, Extent : Severe, Area Affected : 15%</i>					
			<i>Location : Rear Facade</i>					
			<i>Miss/Damaged Flashings, Extent : Severe, Area Affected : 20%</i>					
			<i>Location : Throughout</i>					
			<i>Spalling, Extent : Severe, Area Affected : 50%</i>					
			<i>Location : Throughout</i>					
			<i>Vertical Cracks, Extent : Severe, Area Affected : 10%</i>					
			<i>Location : Corners</i>					
Masonry: Limestone	10%	Now	\$14,600	LIFE	**	5	\$200	1
			<i>Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 25%</i>					
			<i>Location : Coping</i>					
			<i>Caulking Deteriorated, Extent : Severe, Area Affected : 25%</i>					
			<i>Location : Coping</i>					
			<i>Vegetation Growth, Extent : Severe, Area Affected : 20%</i>					
			<i>Location : Throughout</i>					
			<i>Worn/Eroded, Extent : Severe, Area Affected : 25%</i>					
			<i>Location : Throughout</i>					
Metal Panel	5%			2051	**	5	\$200	
Metal: Cage/Fence	25%	Now	\$6,900	2051	**	5	\$1,000	1
			<i>Corrosion/Rusting, Extent : Severe, Area Affected : 25%</i>					
			<i>Location : Throughout</i>					
			<i>Deteriorated Finish, Extent : Severe, Area Affected : 35%</i>					
			<i>Location : Throughout</i>					

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

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	Priority
Exterior								
Roof								
Modified Bitumen	90%	2-4	\$16,100	2036	**			
<i>Blisters, Extent : Light, Area Affected : 20%</i>								
<i>Location : Upper Roof</i>								
<i>Debris Present, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : At Roof Drains</i>								
<i>Vegetation Growth, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Modified Bitumen	10%	Now	\$3,600	2031	\$17,900			1
<i>Water Penetration, Extent : Severe, Area Affected : 20%</i>								
<i>Location : At Roof Penetration. Lower Roof</i>								
Interior								
Floors								
Carpet	2%			2030	\$5,100	3	\$500	
Cast in Place Concrete	5%			LIFE	**	5	\$1,900	
Mosaic Tile	5%			2044	**	5	\$2,200	
Marble Panels	3%	4+	\$2,200	LIFE	**	5	\$400	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Stairs To Roof</i>								
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	\$1,600	2044	**	5	\$1,700	
<i>Staining/Discoloring, Extent : Severe, Area Affected : 2%</i>								
<i>Location : 3rd Floor Office</i>								
Exposed Struc: Concrete	20%			LIFE	**	5	\$500	
Fiber Board	10%			2036	**			
Gypsum Board	20%			LIFE	**	5	\$4,300	
Plaster	30%	Now	\$7,500	LIFE	**	5	\$3,200	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 10%</i>								
<i>Location : 1st Floor Library Area At Rear</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 10%</i>								
<i>Location : 1st Floor Library And 3rd Floor Office</i>								
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	**			

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2051	**	5	\$100	
		<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	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	
		<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement, 1st And 2nd Floor</i>						
Fluorescent	5%			2036	**	10	\$500	
		<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement Stairway And Elevator Lobby</i>						
Fluorescent	40%			2036	**	10	\$4,200	
		<i>T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>						
		<i>Location : First And Second Floor Reading Area</i>						
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	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : Surveillance Camera CCTV</i>						
Generic	10%			2036	**	1	\$400	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Reading Area And Exit Doors</i>						
		<i>Explanation : Intrusion Alarm And Motion Sensor</i>						

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

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	

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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

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

\$700

Hot Wtr Piping/Pump

20%

0-2

\$3,800

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

\$136,100

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.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a 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
COLUMBUS BRANCH LIBRARY
Asset # : 13327

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Ventilation								
	Exhaust Fans							
	Roof	70%			2036	**	2	\$300
	Roof	30%	0-2	\$1,200	2036	**	2	\$100
	<i>Malfunctioning, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Roof. Bathroom Exhaust Fan Broken Belt</i>							
Plumbing								
	H/C Water Piping							
	Galvanized Steel	100%			2044	**	1	
	Water Heater							
	Gas Fired	100%			2031	\$7,400	2	\$200
	<i>Recent Installation, Extent : N/A, Area Affected : 100%</i>							
	<i>Location : Mechanical Room</i>							
	Sanitary Piping							
	Cast Iron	100%			LIFE	**	1	
	Storm Drain Piping							
	Cast Iron	100%			LIFE	**	1	
	Fixtures							
	Generic	100%						
Vertical Transport								
	Elevators							
	Hydraulic	100%			LIFE	**		
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Basement To 2nd Floor</i>							
	<i>Explanation : One Unit</i>							

*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 : 19-Oct-2021

NEW YORK PUBLIC LIBRARY - FY 2022

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 2023 - 2026	FY 2027 - 2032
Exterior Architecture	\$999,300	
Interior Architecture	\$95,900	\$110,500
Electrical		\$25,400
Total	\$1,095,200	\$136,000
Importance Code A	\$999,300	
Importance Code B		\$83,700
Importance Code C	\$95,900	\$52,300
Total	\$1,095,200	\$136,000

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture	\$89,500			
Interior Architecture	\$37,900		\$21,700	\$4,800
Electrical	\$14,200	\$1,800	\$2,300	\$2,100
Mechanical	\$16,200	\$4,900	\$9,400	\$4,900
Site Pavements	\$2,000			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$163,800	\$10,700	\$37,300	\$15,800
Importance Code A	\$91,600	\$2,100	\$2,100	\$2,100
Importance Code B	\$64,300	\$8,600	\$33,700	\$13,800
Importance Code C	\$7,900		\$1,600	
Total	\$163,800	\$10,700	\$37,300	\$15,800



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
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NEW YORK PUBLIC LIBRARY - 035
COUNTEE CULLEN BRANCH LIBRARY
Asset # : 4221

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	Priority
Exterior								
Exterior Walls								
Masonry: Brick	25%	Now	\$90,000	LIFE	**	5	\$8,900	
<i>Loose/Delam Surface, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Front Entry Facade</i>								
<i>Sidewalk Shed in Use, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Entry Facade. Due To Loose And Delaminating Stones</i>								
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Entry Facade</i>								
<i>Explanation : Scaffolding Erected Due To Loose And Delaminating Stones</i>								
Masonry: Brick	65%	Now	\$156,000	LIFE	**	5	\$23,100	
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : East Facade, West Facade</i>								
<i>Recent Repair Evident, Extent : N/A, Area Affected : 5%</i>								
<i>Location : Chimney</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : West Facade, East Facade</i>								
Pre-Cast Concrete	3%	Now	\$7,900	LIFE	**	5	\$3,500	1
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Window Details. Above Main Entrance In Street Facade</i>								
Slate Panels	5%	Now	\$104,000	LIFE	**	5	\$1,300	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Window Sills. Located In East, West And South Facades</i>								
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Window Sills. Located In East, West And South Facades</i>								
<i>Spalling, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Window Sills. Located In East, West And South Facades</i>								
Wood	2%	Now	\$41,700	2052	**	5	\$1,800	1
<i>Dry Rot/Decay, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Trim At Windows. Located In East, West And South Facades</i>								
Windows								
Aluminum	40%	Now	\$18,500	2048	**	5	\$2,000	
<i>Hardware Missing, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : 3rd Floor Windows</i>								
<i>Unit Inoperable, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : 3rd Floor Windows</i>								
Steel	60%	0-2	\$345,700	2057	**	5	\$36,900	1
<i>Corrosion/Rusting, Extent : Severe, Area Affected : 35%</i>								
<i>Location : East Facade, West Facade</i>								
<i>Deteriorated Finish, Extent : Severe, Area Affected : 100%</i>								
<i>Location : East Facade, West Facade</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : East Facade, West Facade</i>								

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
COUNTEE CULLEN BRANCH LIBRARY
Asset # : 4221

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	Priority
Exterior								
Parapets								
Cast Stone/Terra Cotta	5%			LIFE	**	5-10	\$6,300	
Masonry: Brick	25%	Now	\$14,300	LIFE	**	5	\$1,100	
<i>Loose/Delam Surface, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Interior Face Of North Parapet</i>								
<i>Misaligned/Bulging, Extent : Light, Area Affected : 20%</i>								
<i>Location : North Parapet Wall</i>								
<i>Spalling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Interior Face Of North Parapet</i>								
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : North Parapet</i>								
<i>Explanation : Netting Installed</i>								
Masonry: Brick	63%	Now	\$54,200	LIFE	**	5	\$2,800	
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : East And West Parapets</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Spalling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : East And West Parapets</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : East And West Parapets</i>								
Masonry: Limestone	2%	Now	\$2,100	LIFE	**	5	\$100	
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Coping At Parapet Over Mezzanine</i>								
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Coping At Parapet Over Mezzanine</i>								
Metal Security Bars	2%	Now	\$3,600	2072	**			1
<i>Corrosion/Rusting, Extent : Severe, Area Affected : 50%</i>								
<i>Location : At Roof Over Mezzanine</i>								
<i>Loose/Miss Fasteners, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : At Roof Over Mezzanine</i>								
Metal: Cage/Fence	3%	Now	\$600	2037	**	5	\$400	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : At West Parapet</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : At West Parapet</i>								

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Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
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NEW YORK PUBLIC LIBRARY - 035
COUNTEE CULLEN BRANCH LIBRARY
Asset # : 4221

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	Priority
Exterior								
Roof								
Modified Bitumen	93%	Now	\$235,100	2042	**			1
<i>Blisters, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Over Third Floor</i>								
<i>Debris Present, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Under Dunnage</i>								
<i>Patching Evident, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Ponding, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Over Third Floor</i>								
<i>Seams Open/Split, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Over Third Floor</i>								
Panel/Paver: Cer/Brk	5%	Now	\$10,500	2062	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Small Section Over Mezzanine</i>								
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Small Section Over Mezzanine</i>								
<i>Vegetation Growth, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Mezzanine Roof</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Small Section Over Mezzanine</i>								
Skylight, Metal/Glass	2%			2042	**	10	\$1,100	
Soffits								
Stucco Cement	100%			2037	**	5		
Interior								
Floors								
Carpet	20%			2028	\$116,600	3	\$16,300	
Cast in Place Concrete	5%			LIFE	**	5	\$8,900	
Ceramic Tile	5%			2035	**	5	\$2,000	
Terrazzo	5%	0-2	\$10,600	LIFE	**	5	\$1,600	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Stairs</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Lobby And Stairs</i>								
Vinyl Tile	15%			2032	\$58,200	3	\$3,100	
Wood	50%			2060	**	5	\$38,200	
Interior Walls								
Ceramic Tile	3%			2035	**	5	\$3,200	
Concrete Masonry Unit	5%			LIFE	**	5	\$4,300	
Gypsum Board	82%			LIFE	**	5-10	\$148,200	
Plaster	10%	Now	\$4,800	LIFE	**	5	\$3,200	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Basement Stair Between Branch And Research Library</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Basement Stair Between Branch And Research Library</i>								

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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Interior

Ceilings

AcousTileSusp.Lay-In	85%			2037	**	5	\$34,600	
Gypsum Board	10%			LIFE	**	5-10	\$14,000	
Plaster	5%			LIFE	**	5-10	\$3,500	

Site Pavements

Public Sidewalk

Cast in Place Concrete	100%	0-2	\$1,000	2037	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : 136th Street</i>								

On-Site Walkways

Steel Grating	100%	0-2	\$1,000	2042	**	1		
<i>Uneven Surface, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Front Facade</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

Switchgear / Switchboard

Fused Disc Sw	50%			2032	\$18,100	5	\$100	
Molded Case Bkrs	50%			2032	\$18,100	5	\$300	

Raceway

Conduit	90%			2032	\$31,600	1		
Conduit	10%			2042	**	1		

Panelboards

Fused Disc Sw	5%			2031	\$1,300	5		
Molded Case Bkrs	75%			2031	\$18,900	5	\$500	
Molded Case Bkrs	20%			2031	\$5,000	5	\$100	

Wiring

Thermoplastic	80%			2032	\$24,900	1		
Thermoplastic	20%			2042	**	1		

Motor Controllers

Locally Mounted	50%			2030	\$25,400	5	\$100	
Locally Mounted	50%			2037	**	5	\$100	

Ground

Grounding Devices

Generic	100%	2-4	\$10,700	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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Lighting								
Interior Lighting								
Fluorescent	5%			2027	\$13,100	10	\$1,100	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : T-8 Lamps</i>								
Fluorescent	2%			2037	**	10	\$400	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Lobby</i>								
<i>Explanation : Compact Fluorescent Lights</i>								
Fluorescent	3%			2027	\$7,900	10	\$600	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : T-12 Lamps</i>								
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	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Reading Areas, Hallways, Staircase</i>								
<i>Explanation : CCTV Surveillance Cameras</i>								
Fire/Smoke Detection								
Generic, Analog	100%			2037	**	1-3	\$14,400	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Strobe Lights, Manual Pull Station, Alarm Bells, Smoke Detectors And Horns</i>								

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

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
COUNTEE CULLEN BRANCH LIBRARY
Asset # : 4221

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
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	
		<i>Other Observation, Extent : N/A, Area Affected : 100%</i>						
		<i>Location : Roof</i>						
		<i>Explanation : R-410a</i>						
Exterior Pkg Unit - Cooling	25%			2037	**	2	\$400	
		<i>Other Observation, Extent : N/A, Area Affected : 100%</i>						
		<i>Location : Roof</i>						
		<i>Explanation : Refrigerant Type 410a</i>						
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	\$20,600	
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	\$21,500	1		
Water Heater								
Gas Fired	100%			2027	\$15,000	2	\$300	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Submersible	100%			2023	\$800	4	\$700	

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

**NEW YORK PUBLIC LIBRARY - 035
COUNTEE CULLEN BRANCH LIBRARY**

Asset # : 4221

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

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

Print Date : 19-Oct-2021

NEW YORK PUBLIC LIBRARY - FY 2022

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 2023 - 2026	FY 2027 - 2032
Electrical	\$21,100	
Total	\$21,100	
Importance Code B	\$21,100	
Total	\$21,100	

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture	\$16,400	\$400		\$1,300
Interior Architecture	\$500	\$8,400	\$500	
Electrical	\$8,100	\$800	\$800	\$7,800
Mechanical	\$1,200	\$1,000	\$4,000	\$1,000
Site Enclosure	\$400			
Site Pavements	\$2,900			
Total	\$29,400	\$10,600	\$5,200	\$10,100
Importance Code A	\$16,800	\$700	\$400	\$1,800
Importance Code B	\$9,700	\$9,900	\$4,700	\$8,300
Importance Code C	\$2,900		\$200	
Total	\$29,400	\$10,600	\$5,200	\$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
DONGAN HILLS BRANCH LIBRARY
Asset # : 13328

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	Priority
Exterior								
Exterior Walls								
Masonry: Brick	80%			LIFE	**	5	\$11,700	
Panel: Limestone	20%			LIFE	**	5	\$2,200	
Windows								
Aluminum	100%			2039	**	5	\$700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Thermally Inefficient</i>								
Parapets								
Masonry: Limestone	10%			LIFE	**	5	\$100	
Metal Panel	90%			2051	**	5	\$2,700	
Roof								
Modified Bitumen	100%	0-2	\$16,400	2036	**			
<i>Ponding, Extent : Light, Area Affected : 10%</i>								
<i>Location : At Front Of Building By Entrance</i>								
<i>Vegetation Growth, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : North And West Elevations</i>								
Soffits								
Masonry: Limestone	100%			LIFE	**	5	\$200	
Interior								
Floors								
Carpet	80%			2030	\$130,500	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	\$500	2036	**	5	\$1,800	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Back Office Areas</i>								
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	\$400	2051	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : North Perimeter Wall</i>								
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
DONGAN HILLS BRANCH LIBRARY
Asset # : 13328

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	Priority

Site Pavements

On-Site Walkways

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

Asphalt	70%	Now	\$2,900	2046	**			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Driveway On South Side Of Building</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Driveway On South Side Of Building</i>								

Cast in Place Concrete	30%			2036	**			
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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	Priority

Under 600 Volts

Service Equipment

Molded Case Bkrs	100%			2031	\$1,700	5	\$200	
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Switchgear / Switchboard

Molded Case Bkrs	100%			2031	\$36,200	5	\$200	
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*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room**Explanation : 400 Ampere Main Service Molded Case Circuit Breaker In The Switchboard.*

Raceway

Conduit	75%			2031	\$26,400	1		
Conduit	25%			2051	**	1		

Panelboards

Molded Case Bkrs	25%			2047	**	5	\$100	
Molded Case Bkrs	75%			2030	\$12,600	5	\$100	

Wiring

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

Motor Controllers

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

Ground

Grounding Devices

Generic	100%			LIFE	**	5	\$100	
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Lighting

Interior Lighting

Fluorescent	25%			2026	\$21,100	10	\$1,700	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : First Floor</i>								

Fluorescent	75%			2036	**	10	\$5,200	
<i>T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : First Floor</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
DONGAN HILLS BRANCH LIBRARY
Asset # : 13328**

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	

Lighting

Egress Lighting Exit, Service	100%			2031	\$1,200	1		
Exterior Lighting HID	50%			2031	\$15,900	10		
LED	50%			2039	**			

Alarm

Security System Generic	100%	Now	\$7,600	2041	**	1	\$2,500	
<i>Malfunctioning, Extent : Moderate, Area Affected : 20% Location : Throughout The Building</i>								
Fire/Smoke Detection Generic, Digital	100%			2036	**	1-3	\$4,600	

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

Heating

Energy Source Natural Gas	100%			2051	**	1		
Conversion Equipment Hot Water Boiler	100%			2036	**	1	\$3,700	
Distribution Hot Wtr Piping/Pump	100%			2047	**	4	\$600	
Terminal Devices Convactor/Radiator	50%			2044	**	1	\$1,200	
No Component	50%							
<i>Other Observation, Extent : Light, Area Affected : 0% Location : Explanation : See Air-conditioning Section For Split Unit</i>								

Air Conditioning

Energy Source Electricity	100%			2047	**	1		
Conversion Equipment Split Unit	100%			2036	**			
<i>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.</i>								
Distribution Ductwork/Diffusers	100%			LIFE	**	2	\$9,800	
Terminal Devices Air Handler/Cool/Ht	100%			2036	**	1	\$4,600	
<i>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.</i>								

Ventilation

*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**

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
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								
Gas Fired	100%			2029	\$4,800	2	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1st Floor Boiler Room</i>								
<i>Explanation : 40 Gallon Water Heater</i>								
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Fixtures								
Generic	100%							

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

Print Date : 19-Oct-2021

NEW YORK PUBLIC LIBRARY - FY 2022

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 2023 - 2026	FY 2027 - 2032
Electrical		\$80,000
Total		\$80,000
Importance Code B		\$80,000
Total		\$80,000

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture	\$1,200	\$1,200		\$21,000
Interior Architecture	\$1,000	\$800	\$400	\$6,100
Electrical	\$200	\$300	\$300	\$7,000
Mechanical	\$1,000	\$900	\$900	\$900
Total	\$3,400	\$3,200	\$1,500	\$34,900
Importance Code A	\$1,500	\$1,600	\$400	\$21,400
Importance Code B	\$1,900	\$1,600	\$1,000	\$13,500
Importance Code C			\$100	
Total	\$3,400	\$3,200	\$1,500	\$34,900



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a 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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick Cavity	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	
<i>Caulking Deteriorated, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Limestone Coping Joints Failing</i>								
Metal: Cage/Fence	20%			2044	**	5-10	\$2,000	
Roof								
Modified Bitumen	100%			2036	**	10	\$21,000	
Interior								
Floors								
Carpet	15%			2030	\$24,000	3	\$2,500	
Cast in Place Concrete	5%			LIFE	**	5	\$1,200	
Ceramic Tile	5%			2040	**	5	\$600	
Vinyl Tile	75%			2041	**	3	\$4,200	
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	
<i>Staining/Discoloring, Extent : Light, Area Affected : 10%</i>								
<i>Location : Library Area</i>								
Exposed Struc: Steel	10%			LIFE	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2044	**			

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	\$1,700	5		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 400 Ampere Main Disconnect Switch</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2031	\$36,200	5		
Raceway								
Conduit	90%			2031	\$31,600	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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Panelboards								
Fused Disc Sw	5%			2030	\$800	5		
Molded Case Bkrs	30%			2047	**	5	\$100	
Molded Case Bkrs	65%			2030	\$10,900	5	\$100	
Wiring								
Thermoplastic	70%			2031	\$21,800	1		
Thermoplastic	30%			2051	**	1		
Motor Controllers								
Locally Mounted	100%			2029	\$16,900	5	\$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$100	
Lighting								
Interior Lighting								
Fluorescent	90%			2031	\$75,800	10	\$6,200	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Throughout The Building</i>					
			<i>Explanation : T-12 Lamps</i>					
Fluorescent	5%			2031	\$4,200	10	\$300	
			<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Meeting Room</i>					
Incandescent	5%			2026	\$4,200	2		
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Childrens Reading Room</i>					
			<i>Explanation : Chandeliers</i>					
Egress Lighting								
Emergency, Battery	50%			2031	\$5,700	10	\$900	
Exit, Service	50%			2031	\$600	1		
Exterior Lighting								
HID	100%			2031	\$31,800	10		
Alarm								
Security System								
No Component	80%							
Generic	10%			2036	**	1	\$300	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Inside And Outside The Building</i>					
			<i>Explanation : CCTV Surveillance Cameras</i>					
Generic	10%			2026	\$2,500	1	\$300	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Reading Area And Exit Doors</i>					
			<i>Explanation : Intrusion Alarm And Motion Sensor</i>					
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2036	**	1-3	\$1,400	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Throughout The Building</i>					
			<i>Explanation : Strobe Lights, Horn, Bell, Panelboard And Pull Box Station</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
EASTCHESTER BRANCH LIBRARY
Asset # : 13329**

Mechanical System Component Type	Current Repair			Future Replacement		Maintenance		Priority	
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost		
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	\$600		
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									
Gas Fired	100%			2029	\$4,800	2	\$100		
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
			<i>Location : Mechanical Room</i>						
			<i>Explanation : One 40 Gallon Water Heater</i>						
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 : 19-Oct-2021

NEW YORK PUBLIC LIBRARY - FY 2022

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 2023 - 2026	FY 2027 - 2032
Exterior Architecture	\$323,200	
Mechanical		\$55,400
Total	\$323,200	\$55,400
Importance Code A	\$323,200	
Importance Code B		\$55,400
Total	\$323,200	\$55,400

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture	\$7,800			\$1,500
Interior Architecture	\$14,600	\$900	\$100	\$4,800
Electrical	\$200	\$300	\$300	\$14,600
Mechanical	\$2,300	\$1,100	\$5,100	\$1,100
Site Pavements	\$3,700			
Total	\$28,600	\$2,300	\$5,600	\$21,900
Importance Code A	\$8,200	\$400	\$400	\$1,900
Importance Code B	\$16,700	\$1,900	\$5,100	\$20,000
Importance Code C	\$3,700		\$100	
Total	\$28,600	\$2,300	\$5,600	\$21,900



*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
EDENWALD BRANCH LIBRARY
Asset # : 13330

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick Cavity	70%	4+	\$7,800	LIFE	**	5	\$9,300	
<i>Vegetation Growth, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : De Reimer Avenue Facade</i>								
Pre-Cast Concrete	30%			LIFE	**	5	\$12,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : All Facades</i>								
<i>Explanation : Pebble Finish</i>								
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	\$323,200	2041	**			
<i>Alligatoring, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Throughout Roof</i>								
<i>Blisters, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Seams Open/Split, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Over First Floor</i>								
Interior								
Floors								
Carpet	85%			2032	\$137,800	3	\$19,300	
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+	\$9,800	2044	**	5	\$5,400	
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Reading Area</i>								
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		Priority
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	\$3,700	2044	**			
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*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		Priority
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	\$1,700	5	\$200	
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*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room**Explanation : One 400 Amperes*

Switchgear / Switchboard

Molded Case Bkrs	100%			2031	\$36,200	5	\$200	
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Raceway

Conduit	100%			2031	\$35,200	1		
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Panelboards

Molded Case Bkrs	100%			2030	\$16,800	5	\$200	
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Wiring

Thermoplastic	100%			2031	\$31,100	1		
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Motor Controllers

Locally Mounted	100%			2029	\$16,900	5	\$100	
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Ground

Grounding Devices

Generic	100%			LIFE	**	5	\$100	
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Lighting

Interior Lighting

Fluorescent	100%			2036	**	10	\$6,900	
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*Other Observation, Extent : Light, Area Affected : 100%**Location : Throughout The Building**Explanation : T-8 Lamps*

Egress Lighting

Emergency, Battery	50%			2036	**	10	\$900	
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Exit, Service	50%			2036	**	1		
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Exterior Lighting

HID	20%			2026	\$6,400	10		
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No Component	80%							
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Alarm

Security System

No Component	70%							
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Generic	30%			2036	**	1	\$800	
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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
EDENWALD BRANCH LIBRARY
Asset # : 13330

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	

Alarm

Fire/Smoke Detection

No Component	70%							
Generic, Digital	30%			2036	**	1-3	\$1,400	

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

Heating

Energy Source

Natural Gas	100%			2051	**	1		
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Conversion Equipment

Hot Water Boiler	100%			2044	**	1	\$3,700	
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Distribution

Hot Wtr Piping/Pump	100%			2039	**	4	\$600	
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Terminal Devices

Air Handler	50%			2031	\$55,400	1	\$2,300	
Convactor/Radiator	45%			2044	**	1	\$1,100	
Unit Heater - Steam	5%			2036	**	4	\$100	

Air Conditioning

Energy Source

Electricity	100%			2047	**	1		
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Conversion Equipment

Reciprocating Compr/Chiller	100%			2036	**	1	\$3,500	
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*R-22 Refrigerant, Extent : Light, Area Affected : 100%
Location : Roof. 2 Units*

Distribution

Ductwork/Diffusers	100%			LIFE	**	2	\$9,800	
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Terminal Devices

Air Handler/Dir Expansion	100%			2036	**	1		
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Heat Rejection

Dry Cooler	100%			2031	\$42,800	2	\$5,200	
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Ventilation

Distribution

Ductwork/Diffusers	100%			LIFE	**	2-5	\$4,200	
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Exhaust Fans

Roof	100%			2036	**	2	\$200	
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Plumbing

H/C Water Piping

Brass/Copper	100%			2051	**	1		
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Water Heater

Gas Fired	100%			2029	\$4,800	2	\$100	
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*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		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
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.
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** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 19-Oct-2021

NEW YORK PUBLIC LIBRARY - FY 2022

Asset Name : EIPHANY 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 2023 - 2026	FY 2027 - 2032
Exterior Architecture	\$218,000	\$214,700
Interior Architecture		\$81,000
Total	\$218,000	\$295,700
Importance Code A	\$218,000	\$214,700
Importance Code B		\$81,000
Total	\$218,000	\$295,700

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture	\$124,000		\$1,200	
Interior Architecture	\$117,800		\$1,200	\$8,300
Electrical	\$13,100	\$400	\$500	\$600
Mechanical	\$8,400	\$2,100	\$3,000	\$2,100
Site Pavements	\$2,900			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$270,100	\$6,500	\$9,900	\$15,000
Importance Code A	\$124,800	\$800	\$2,000	\$800
Importance Code B	\$89,000	\$5,700	\$7,900	\$14,200
Importance Code C	\$56,400			
Total	\$270,100	\$6,500	\$9,900	\$15,000



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

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

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	Priority
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%			LIFE	**	5	\$29,100	
Glass Block	5%	Now	\$5,200	LIFE	**	5	\$1,200	
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : 1st Floor Reading Room</i>								
Masonry: Brick	60%	Now	\$75,600	LIFE	**	5	\$22,400	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Main Entrance</i>								
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Main Entrance</i>								
Masonry: Granite	5%	Now	\$25,200	LIFE	**	5	\$1,400	
<i>Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Window Openings At Base Of Building</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Window Openings At Base Of Building</i>								
Masonry: Limestone	20%	Now	\$91,300	LIFE	**	5	\$5,600	
<i>Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 15%</i>								
<i>Location : 1st And 2nd Floor Window Headers And Sills</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Street Facade Throughout</i>								
Metal Panel	3%	Now	\$1,800	2042	**	5	\$2,100	1
<i>Seams Open/Split, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Front Facade Above Main Entrance</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 5%</i>								
<i>Location : 3rd Floor Near Roof Parapet Front Facade</i>								
Window Wall	2%	Now	\$2,000	2042	**	5	\$1,400	
<i>Water Penetration, Extent : Severe, Area Affected : 5%</i>								
<i>Location : 1st Floor Entry Lobby</i>								
Windows								
Aluminum	95%	Now	\$51,100	2040	**	5	\$1,800	
<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Front Facade Windows</i>								
Metal Louvers	5%			2035	**	10	\$1,200	
Parapets								
Cast Stone/Terra Cotta	10%	4+	\$4,700	LIFE	**	5	\$2,600	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Street Facade</i>								
<i>Spalling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Street Facade</i>								
Masonry: Brick	85%			LIFE	**	5-10	\$19,400	
Pre-Cast Concrete	5%			LIFE	**	5	\$2,100	

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

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	Priority
Exterior								
Roof								
Modified Bitumen	93%	Now	\$42,900	2032	\$214,700			
<i>Blisters, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Main Roof</i>								
<i>Debris Present, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Main Roof</i>								
<i>Drains Inad/Misposn, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Lower Roof</i>								
<i>Ponding, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Vegetation Growth, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Upper And Lower Roofs</i>								
Skylight, Metal/Glass Sloped Glazing	2%			2042	**	10	\$1,000	
	5%	Now	\$10,000	LIFE	**	5	\$10,100	
<i>Glazing Clouded, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Entry Canopy</i>								
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Entry Canopy</i>								
<i>Explanation : No Ice Shields</i>								
Interior								
Floors								
Carpet	60%			2028	\$208,500	3	\$29,100	
Vinyl Tile	35%	2-4	\$8,100	2032	\$81,000	3	\$3,200	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Staff Kitchen And Basement Storage</i>								
Wood	5%			2047	**	5	\$2,300	
Interior Walls								
Glass: Single Pane	5%			LIFE	**	5	\$3,200	
Gypsum Board	15%			LIFE	**	5-10	\$10,800	
Masonry: Brick	15%	Now	\$27,700	LIFE	**			
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Foundation Walls Adjacent To East 23rd Street</i>								
<i>Spalling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Foundation Walls Adjacent To East 23rd Street</i>								
Plaster	62%			LIFE	**	5-10	\$22,300	
Wood	3%			LIFE	**	5	\$10,100	

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
EPIPHANY BRANCH LIBRARY
Asset # : 13331

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Ceilings								
AcousTileConcealSpLn	20%	0-2	\$8,800	2045	**	5	\$3,000	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Basement And 1st Floor Reading Area</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Basement And 1st Floor Reading Area</i>								
AcousTileSusp.Lay-In	10%			2045	**	5	\$2,400	
Gypsum Board	5%			LIFE	**	5-10	\$4,200	
Masonry: Vault Struct	5%	Now	\$10,000	LIFE	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Sidewalk Vault</i>								
Plaster	55%			LIFE	**	5-10	\$22,900	
Wood	5%			LIFE	**	5	\$21,200	
Site Enclosure								
Retaining Walls								
Masonry: Brick	100%			2042	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	0-2	\$2,300	2045	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Sidewalk Flags Proximate To Curb At Main Entrance</i>								
On-Site Walkways								
Cast in Place Concrete	100%	0-2	\$600	2045	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Rear Yard</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								
Molded Case Bkrs	100%			2032	\$1,700	5	\$400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : One 400 Ampere Main Disconnect Switch</i>								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2032	\$36,200	5	\$400	
Raceway								
Conduit	90%			2032	\$31,600	1		
Under Construction	10%							
Panelboards								
Fused Disc Sw	5%			2031	\$800	5		
Molded Case Bkrs	80%			2031	\$13,400	5	\$300	
Under Construction	15%							

*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
EPIPHANY BRANCH LIBRARY
Asset # : 13331

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								
Wiring								
Braided Cloth	40%	2-4	\$12,400	2057	**	1		
	<i>Insulation Aged, Extent : Moderate, Area Affected : 50%</i>							
	<i>Location : Throughout The Building</i>							
Thermoplastic	50%			2032	\$15,600	1		
Under Construction	10%							
Motor Controllers								
Variable Frequency Drive	100%			2049	**			
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$500	
Lighting								
Interior Lighting								
Fluorescent	25%			2037	**	10	\$3,700	
	<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Reading Area First Floor</i>							
Fluorescent	60%			2037	**	10	\$8,900	
	<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Basement, Second Floor And Third Floor</i>							
LED	15%			2040	**			
Egress Lighting								
Emergency, Battery	50%			2037	**	10	\$2,000	
Exit, Service	50%			2037	**	1		
Exterior Lighting								
HID	10%			2027	\$6,900	10		
Incandescent	10%			2027	\$5,800	2		
No Component	80%							
Alarm								
Security System								
No Component	80%							
Generic	10%			2037	**	1	\$600	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Inside And Outside</i>							
	<i>Explanation : CCTV Surveillance Cameras</i>							
Generic	10%			2027	\$5,500	1	\$600	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Hallways, Reading Area And Exit Doors</i>							
	<i>Explanation : Intrusion Alarm And Motion Sensor</i>							
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2037	**	1-3	\$3,000	
	<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, Horns And Fire Alarm Panel</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
EPIPHANY BRANCH LIBRARY
Asset # : 13331

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Natural Gas	100%			2052	**	1		
Conversion Equipment								
Hot Water Boiler	100%			2049	**	1	\$8,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : 1 New Unit</i>								
Distribution								
Hot Wtr Piping/Pump	100%	Now	\$1,300	2040	**	4	\$800	
<i>Corroded, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Corroded Circulating Pump</i>								
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	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : One In Basement, One In 3rd Floor Mechanical Room</i>								
<i>Explanation : 2 New Package Units. R-410a</i>								
Exterior Pkg Unit - Cooling	45%			2040	**	2	\$400	
<i>Other Observation, Extent : Light, Area Affected : 45%</i>								
<i>Location : 2nd Floor Roof</i>								
<i>Explanation : 1 New Package Unit. R-410a</i>								
Split Unit	5%			2040	**			
<i>Other Observation, Extent : Light, Area Affected : 5%</i>								
<i>Location : Roof</i>								
<i>Explanation : 1 New Unit. R-410a</i>								
Window/Wall Unit	10%			2027	\$3,600	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	\$14,300	
Exhaust Fans								
Interior	70%			2040	**	2	\$400	
Roof	30%			2040	**	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.
Maintenance \$ are aggregated over a 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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Plumbing								
H/C Water Piping	Brass/Copper	100%			2042	**	1	
Water Heater	Gas Fired	100%			2031	\$10,400	2	\$200
Sanitary Piping	Cast Iron	100%			LIFE	**	1	
Storm Drain Piping	Cast Iron	100%			LIFE	**	1	
Backflow Preventer	Generic	100%			2032	\$4,300	1	\$1,000
Fixtures								
	Generic	100%						
Vertical Transport								
Elevators								
	Hydraulic	100%			LIFE	**		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement To 3rd Floor</i>								
<i>Explanation : One Unit</i>								
Fire Suppression								
Sprinkler								
	No Component	92%						
	Generic	8%			2032	\$13,300	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 : 19-Oct-2021

NEW YORK PUBLIC LIBRARY - FY 2022

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 2023 - 2026	FY 2027 - 2032
Exterior Architecture	\$1,146,800	\$159,700
Interior Architecture	\$643,500	
Electrical		\$223,000
Mechanical	\$219,400	\$72,500
Total	\$2,009,700	\$455,200
Importance Code A	\$1,269,500	\$159,700
Importance Code B	\$501,900	\$295,500
Importance Code C	\$238,300	
Total	\$2,009,700	\$455,200

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture	\$119,800			
Interior Architecture	\$69,600			\$1,900
Electrical	\$22,700	\$400	\$400	\$700
Mechanical	\$101,300	\$1,500	\$3,300	\$1,500
Site Enclosure	\$1,400			
Site Pavements	\$20,400			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$339,200	\$5,800	\$7,600	\$8,000
Importance Code A	\$119,800	\$700	\$700	\$700
Importance Code B	\$205,000	\$5,100	\$6,900	\$7,300
Importance Code C	\$14,400			
Total	\$339,200	\$5,800	\$7,600	\$8,000



*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
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	\$423,800	LIFE	**	5	\$31,300	1
<i>Diagonal Cracks, Extent : Severe, Area Affected : 40%</i>								
<i>Location : Chimney</i>								
<i>Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 50%</i>								
<i>Location : North And West Facades</i>								
<i>Spalling, Extent : Severe, Area Affected : 30%</i>								
<i>Location : North And West Facades. 2nd And 3rd Stories</i>								
<i>Worn/Eroded, Extent : Severe, Area Affected : 25%</i>								
<i>Location : North And West Facades</i>								
Masonry: Granite	5%	Now	\$111,500	LIFE	**	5	\$2,100	
<i>Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 25%</i>								
<i>Location : South Facade</i>								
Masonry: Limestone	25%	Now	\$560,300	LIFE	**	5	\$10,300	
<i>Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 25%</i>								
<i>Location : South Facade</i>								
<i>Misaligned/Bulging, Extent : Severe, Area Affected : 5%</i>								
<i>Location : South Facade</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : South Facade</i>								
Masonry: Sandstone	3%			LIFE	**	5	\$2,500	
Metal Panel	10%	Now	\$26,600	2052	**	5	\$10,300	1
<i>Deformed/Dented, Extent : Severe, Area Affected : 60%</i>								
<i>Location : Penthouse. Custodial Apartment</i>								
<i>Deteriorated Finish, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Penthouse. Custodial Apartment</i>								
Windows								
Metal Louvers	5%	Now	\$8,400	2047	**			
<i>Deformed/Dented, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Louvers. All Facades</i>								
Wood	95%	Now	\$20,200	2048	**	5	\$23,900	
<i>On Extended Life, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Protective Metal Grilles On North Rear Facade</i>								

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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	\$51,200	LIFE	**	5	\$2,000	1
			<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>					
			<i>Location : Interior Face</i>					
			<i>Diagonal Cracks, Extent : Severe, Area Affected : 20%</i>					
			<i>Location : Northwest Corner And At Dunnage Supports</i>					
			<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>					
			<i>Location : Interior Face</i>					
			<i>Spalling, Extent : Severe, Area Affected : 25%</i>					
			<i>Location : All Parapet Walls</i>					
Masonry: Limestone	5%	0-2	\$1,400	LIFE	**	5	\$200	
			<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>					
			<i>Location : South Facing Parapet Wall. Street Facade</i>					
Masonry: Sandstone	2%	Now	\$500	LIFE	**	5	\$100	
			<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>					
			<i>Location : Coping At First Floor Parapets</i>					
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : At First Floor Parapet</i>					
			<i>Explanation : This Component Is Actually Bluestone</i>					
Metal: Cage/Fence	5%	4+	\$500	2037	**	5	\$400	
			<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>					
			<i>Location : East Facade</i>					
			<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>					
			<i>Location : East Facade</i>					
Stucco Cement	5%	Now	\$700	2037	**	5	\$200	
			<i>Cracking/Crumbling, Extent : Severe, Area Affected : 25%</i>					
			<i>Location : Coping At East, West And North Parapet Walls</i>					
			<i>Other Observation, Extent : Moderate, Area Affected : 50%</i>					
			<i>Location : Coping</i>					
			<i>Explanation : Stucco Cement Has Been Applied To Existing Masonry Stone Coping</i>					

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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	\$7,400	2047		**		
	<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Throughout</i>							
	<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>							
	<i>Location : Throughout</i>							
Modified Bitumen	82%	Now	\$47,900	2032	\$159,700			1
	<i>Drains Clogged, Extent : Severe, Area Affected : 30%</i>							
	<i>Location : Upper Roofs</i>							
	<i>Gut/DS Non Func/Miss, Extent : Severe, Area Affected : 30%</i>							
	<i>Location : Upper Roofs</i>							
	<i>Miss/Damaged Flashings, Extent : Severe, Area Affected : 25%</i>							
	<i>Location : Upper Roofs</i>							
	<i>Water Penetration, Extent : Severe, Area Affected : 15%</i>							
	<i>Location : At Capped Transom Windows Above Stairs</i>							
Sloped Glazing	3%	2-4	\$5,000	LIFE		**	5	\$5,100
	<i>Loose/Miss Fasteners, Extent : Moderate, Area Affected : 20%</i>							
	<i>Location : Above Shaftway On Roof</i>							

Interior

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FORT WASHINGTON BRANCH LIBRARY
Asset # : 13332

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	Priority
Interior								
Floors								
Carpet	5%	2-4	\$1,600	2028	\$16,200	3	\$1,700	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Cast in Place Concrete	10%	Now	\$5,300	LIFE	**	5	\$5,000	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Stairs</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Stairs</i>								
Ceramic Tile	3%	2-4	\$14,800	2047	**	5	\$300	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Cork Tile	15%	Now	\$95,000	2062	**	5	\$1,500	
<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout 2nd Floor</i>								
Quarry Tile	4%			2037	**	5	\$1,400	
Vinyl Tile	35%	2-4	\$75,700	2042	**	3	\$3,000	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 25%</i>								
<i>Location : Throughout 1st Floor And Staff Areas</i>								
<i>Uneven Substrate, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout 1st Floor And Staff Areas</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout 1st Floor And Staff Areas</i>								
Vinyl Tile 9" X 9"	13%	Now	\$36,400	2042	**	3	\$1,100	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Third Floor And Basement</i>								
<i>Worn/Eroded, Extent : Severe, Area Affected : 80%</i>								
<i>Location : Throughout</i>								
Wood	15%	Now	\$125,900	2072	**	5	\$3,200	
<i>Dry Rot/Decay, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Third Floor Apartment And Auditorium</i>								
<i>Split/Cracked, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Third Floor Apartment And Auditorium</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Third Floor Apartment And Auditorium</i>								

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FORT WASHINGTON BRANCH LIBRARY
Asset # : 13332

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	Priority
Interior								
Interior Walls								
Ceramic Tile	3%	Now	\$53,200	2047	**	5	\$900	
<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	10%	Now	\$50,100	LIFE	**			
<i>Water Penetration, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Foundation Walls At Boiler Room</i>								
Plaster	20%	Now	\$103,100	LIFE	**	5	\$3,400	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 30%</i>								
<i>Location : Third Floor Apartment, Auditorium, And Stairs</i>								
<i>Loose/Delam Surface, Extent : Light, Area Affected : 25%</i>								
<i>Location : Third Floor Apartment, Auditorium, And Stairs</i>								
<i>Paint Peeling, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Third Floor Apartment, Auditorium, And Stairs</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Third Floor Apartment And Stairs</i>								
Plaster	62%	Now	\$32,000	LIFE	**	5	\$10,700	
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Paint Peeling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Wood	5%			LIFE	**	5	\$22,900	
Ceilings								
Plaster	25%	Now	\$83,500	LIFE	**	5	\$3,500	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Third Floor Apartment And Auditorium</i>								
<i>Loose/Delam Surface, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Third Floor Apartment And Auditorium</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Third Floor Apartment And Auditorium</i>								
Plaster	75%	4+	\$25,000	LIFE	**	5	\$10,600	
<i>Paint Peeling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : 2nd Floor And 1st Floor Extension</i>								
Site Enclosure								
Fence/Gates								
Chain Link	100%	0-2	\$1,200	2032	\$6,000			
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Rear Yard Fence</i>								
Retaining Walls								
Cast in Place Concrete	100%	2-4	\$200	2052	**			
<i>Exposed Reinforcement, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Rear Yard</i>								
Site Pavements								

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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								
Public Sidewalk								
Cast in Place Concrete	100%	0-2	\$1,500	2045		**		
	<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Sidewalk Flags Near Curb</i>							
<hr/>								
On-Site Walkways								
Masonry: Granite	100%	0-2	\$1,700	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>							
<hr/>								
Activity Yard								
Cast in Place Concrete	100%	Now	\$17,200	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>							
<hr/>								
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%			2032	\$23,300	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>							
<hr/>								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2032	\$36,200	5	\$400	
<hr/>								
Raceway								
Conduit	100%			2032	\$35,200	1		
<hr/>								
Panelboards								
Fused Disc Sw	5%			2031	\$800	5		
Molded Case Bkrs	95%			2031	\$15,900	5	\$400	
<hr/>								
Wiring								
Thermoplastic	95%			2032	\$29,600	1		
Thermoplastic	5%			2052	**	1		
<hr/>								
Motor Controllers								
Locally Mounted	100%			2030	\$33,900	5	\$100	
<hr/>								
Ground								
Grounding Devices								
Generic	100%	2-4	\$10,700	LIFE		**	5	\$200
	<i>Corroded, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Water Main Basement</i>							

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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	
Lighting								
Interior Lighting								
Fluorescent	10%			2027	\$17,000	10	\$1,400	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Offices</i>								
Fluorescent	60%			2027	\$102,100	10	\$8,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Reading Areas, Staircases, Basement And Third Floor</i>								
<i>Explanation : T-12 Lamps</i>								
Fluorescent	30%			2032	\$51,100	10	\$4,200	
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>								
<i>Location : 2nd Floor</i>								
Egress Lighting								
Emergency, Battery	50%			2027	\$11,500	10	\$1,800	
Exit, Service	50%			2027	\$1,200	1		
Exterior Lighting								
HID	20%			2027	\$12,800	10		
No Component	80%							
Alarm								
Security System								
No Component	80%							
Generic	10%			2032	\$5,100	1	\$600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Inside And Outside</i>								
<i>Explanation : CCTV Surveillance Cameras</i>								
Generic	10%			2027	\$5,100	1	\$600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways Reading Area And Basement</i>								
<i>Explanation : Intrusion Alarm And Motion Sensor</i>								
Fire/Smoke Detection								
No Component	70%							
Generic, Analog	30%			2027	\$52,800	1-3	\$2,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways And Staircase Landings</i>								
<i>Explanation : Obsolete Fire Alarm System</i>								

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Natural Gas	100%			2042	**	1		
Conversion Equipment								
Hot Water Boiler	100%	0-2	\$122,700	2052	**	1	\$6,700	
<i>Obsolete Equipment, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Basement</i>								

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Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Distribution								
Hot Wtr Piping/Pump	100%	Now	\$1,200	2031	\$24,800	4	\$700	
<i>Corroded, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Basement</i>								
Terminal Devices								
Air Handler	10%	Now	\$22,400	2042	**	1	\$800	
<i>Leak Evident, Extent : Moderate, Area Affected : 3%</i>								
<i>Location : Basement Communication Room</i>								
<i>Obsolete Equipment, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Basement</i>								
Convactor/Radiator	85%			2030	\$72,500	1	\$4,200	
Unit Heater - Hot Water	5%			2027	\$3,000			
Air Conditioning								
Energy Source								
Electricity	100%			2040	**	1		
Conversion Equipment								
Reciprocating Compr/Chiller	15%	Now	\$20,300	2042	**	1	\$900	
<i>Corroded, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Roof</i>								
<i>R-22 Refrigerant, Extent : Severe, Area Affected : 15%</i>								
<i>Location : 1 Obsolete Unit, Roof</i>								
Exterior Pkg Unit - Cooling	75%	Now	\$96,700	2042	**	2	\$600	
<i>Corroded, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Roof</i>								
<i>R-22 Refrigerant, Extent : Severe, Area Affected : 100%</i>								
<i>Location : 2 Obsolete Units, Roof</i>								
No Component	10%							
Terminal Devices								
Air Handler/Cool/Ht	15%	Now	\$24,100	2042	**	1	\$1,300	
<i>Obsolete Equipment, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Basement</i>								
No Component	85%							
Heat Rejection								
Air Cooled Condenser Unit	15%	Now	\$4,300	2042	**	2	\$1,300	
<i>Corroded, Extent : Severe, Area Affected : 15%</i>								
<i>Location : 1 Obsolete Unit, Roof</i>								
No Component	85%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$13,400	
Exhaust Fans								
Interior	15%			2027	\$8,500	2	\$100	
Roof	85%			2027	\$22,500	2	\$400	

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Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Plumbing								
	H/C Water Piping							
	Brass/Copper	70%			2042	**	1	
	Galvanized Steel	30%			2030	\$21,000	1	
	Water Heater							
	Gas Fired	100%	Now	\$9,700	2032	\$9,700	2	\$200
				<i>On Extended Life, Extent : Severe, Area Affected : 100%</i>				
				<i>Location : Basement</i>				
	Sanitary Piping							
	Cast Iron	100%	0-2	\$11,700	LIFE	**	1	
				<i>Corroded, Extent : Moderate, Area Affected : 30%</i>				
				<i>Location : Basement</i>				
	Storm Drain Piping							
	Cast Iron	100%	Now	\$1,700	LIFE	**	1	
				<i>Leak Evident, Extent : Moderate, Area Affected : 10%</i>				
				<i>Location : Drain In The Basement</i>				
	Sump Pump(s)							
	Submersible	100%	Now	\$500	2027	\$500	4	\$300
				<i>Obsolete Equipment, Extent : Severe, Area Affected : 100%</i>				
				<i>Location : Basement</i>				
	Fixtures							
	Generic	100%						
				<i>Obsolete Fixtures, Extent : Severe, Area Affected : 100%</i>				
				<i>Location : Throughout</i>				

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

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

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

Print Date : 19-Oct-2021

NEW YORK PUBLIC LIBRARY - FY 2022

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 2023 - 2026	FY 2027 - 2032
Exterior Architecture	\$229,000	\$74,700
Mechanical	\$202,700	
Total	\$431,700	\$74,700
Importance Code A	\$229,000	\$74,700
Importance Code B	\$202,700	
Total	\$431,700	\$74,700

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture	\$49,400			\$1,200
Interior Architecture	\$33,300	\$7,000		\$17,900
Electrical	\$7,600	\$1,800	\$1,500	\$30,000
Mechanical	\$6,300	\$1,800	\$3,400	\$1,800
Site Enclosure	\$29,100			
Site Pavements	\$45,500			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$175,100	\$14,500	\$8,800	\$54,900
Importance Code A	\$50,300	\$800	\$800	\$2,100
Importance Code B	\$58,500	\$13,100	\$7,900	\$52,800
Importance Code C	\$66,400	\$600		
Total	\$175,100	\$14,500	\$8,800	\$54,900



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
FRANCIS MARTIN BRANCH LIBRARY
Asset # : 13333

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	Priority
Exterior								
Exterior Walls								
Masonry: Brick	92%	Now	\$106,700	LIFE	**	5	\$31,500	
<i>Graffiti, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Rear Elevation</i>								
<i>Horizontal Cracks, Extent : Severe, Area Affected : 2%</i>								
<i>Location : Rear Elevation At 3rd Floor Glass Block Window</i>								
<i>Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 2%</i>								
<i>Location : Stair Bulkhead</i>								
Granite Panels	5%	Now	\$122,300	LIFE	**	5	\$1,300	1
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Cheek Wall Of Steps On Front Facade</i>								
<i>Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Surround Panels At Doors On University Avenue, Cheek Wall</i>								
<i>Misaligned/Bulging, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Surround Panels At Doors On University Avenue</i>								
Pre-Cast Concrete	3%	4+	\$800	LIFE	**	5	\$3,300	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Window Sills</i>								
Windows								
Aluminum	90%			2053	**	5	\$6,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Protective Metal Grilles</i>								
Glass Block	10%	Now	\$800	LIFE	**	5	\$500	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 2%</i>								
<i>Location : Front Elevation On University Avenue</i>								
Parapets								
Masonry: Brick	80%	0-2	\$27,500	LIFE	**	5	\$2,100	1
<i>Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Spalling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Interior Parapet Face</i>								
Metal: Cage/Fence	10%			2036	**	5-10	\$2,100	
Pre-Cast Concrete	10%	0-2	\$2,100	LIFE	**	5	\$1,700	1
<i>Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Vegetation Growth, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Coping Stones</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								

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

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

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	Priority
Exterior								
Roof								
Roll Roofing	100%	Now	\$14,900	2030	\$74,700	5	\$13,500	
<i>Blisters, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Main Roof</i>								
<i>Patching Evident, Extent : Light, Area Affected : 15%</i>								
<i>Location : Main Roof</i>								
<i>Seams Open/Split, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Various Locations At Roof Penetrations</i>								
Soffits								
Stucco Cement	100%			2036	**	5		
Interior								
Floors								
Carpet	3%			2030	\$11,000	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+	\$14,700	2036	**	3	\$5,800	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : 1st Floor</i>								
<i>Uneven Substrate, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : 1st Floor</i>								
<i>Worn/Eroded, Extent : Light, Area Affected : 15%</i>								
<i>Location : 2nd Floor</i>								
Vinyl Tile	17%			2039	**	3	\$1,600	
Vinyl Tile 9" X 9"	5%			2026	\$15,800	3	\$600	
Interior Walls								
Ceramic Tile	5%			2044	**	5	\$1,200	
Concrete Masonry Unit	10%			LIFE	**	5	\$900	
Glazed Ceramic Panel	2%	Now	\$16,400	LIFE	**			
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 15%</i>								
<i>Location : At Sink And Under Window In Basement Storage Room</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : At Sink In Basement Storage Room</i>								
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	\$2,000	LIFE	**	5	\$11,200	
<i>Water Penetration, Extent : Severe, Area Affected : 2%</i>								
<i>Location : 2nd Floor Window</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : 2nd Floor</i>								
<i>Explanation : Suspended Rubber Membrane Ceiling Is Damaged</i>								
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		Priority
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	\$4,500	2051		**		
<i>Corrosion/Rusting, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Rear Of Building</i>								
<i>Impact Damage, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Off Parking Lot</i>								
Retaining Walls								
Cast in Place Concrete	50%	2-4	\$200	2051		**		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Rear Elevation Below Fence</i>								
Masonry: Brick	50%	Now	\$24,400	2061		**		
<i>Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Ramp Retaining Wall On Front Elevation</i>								
<i>Misaligned/Bulging, Extent : Severe, Area Affected : 40%</i>								
<i>Location : Ramp Retaining Wall On Front Elevation</i>								
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	100%	Now	\$45,500	2051		**		
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Rear Yard And Walkway At Rear Of Building</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	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2031	\$1,700	5	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Disconnect Switch Rated At 400 Amperes.</i>								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2031	\$36,200	5	\$500	
Raceway								
Conduit	70%			2051	**	1		
Conduit	30%			2031	\$10,500	1		
Panelboards								
Fused Disc Sw	5%			2047	**	5		
Molded Case Bkrs	60%			2047	**	5	\$300	
Molded Case Bkrs	35%			2030	\$5,900	5	\$200	
Wiring								
Braided Cloth	20%	2-4	\$6,200	2056	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	40%			2051	**	1		
Thermoplastic	40%			2031	\$12,400	1		

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**NEW YORK PUBLIC LIBRARY - 035
FRANCIS MARTIN BRANCH LIBRARY**

Asset # : 13333

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								
Motor Controllers								
Locally Mounted	75%			2029	\$25,400	5	\$100	
Variable Frequency Drive	25%			2036	**			
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$300	
Lighting								
Interior Lighting								
Fluorescent	9%			2036	**	10	\$1,400	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : 2nd Floor Reading Area</i>					
			<i>Explanation : Compact Fluorescent Lights</i>					
Fluorescent	60%			2036	**	10	\$9,400	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : 1st Floor Reading Area</i>					
			<i>Explanation : T-8 Lamps</i>					
Fluorescent	30%			2036	**	10	\$4,700	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : 2nd Floor Reading Area</i>					
			<i>Explanation : T-5 Lamps</i>					
Incandescent	1%			2026	\$1,900	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	\$9,200	10	\$200	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Perimeter Of The Building</i>					
			<i>Explanation : Compact Fluorescent Lights</i>					
HID	15%			2026	\$10,900	10		
No Component	70%							
Alarm								
Security System								
No Component	30%							
Generic	70%			2039	**	1	\$4,500	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Reading Areas</i>					
			<i>Explanation : CCTV Surveillance Camera</i>					
Fire/Smoke Detection								
Generic, Analog	100%			2039	**	1-3	\$10,600	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Throughout The Building</i>					
			<i>Explanation : Strobe Lights, Manual Pull Station, Alarm Bells, Smoke Detectors And Horns</i>					

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Natural Gas	100%			2051	**	1		
Conversion Equipment								
Hot Water Boiler	100%			2044	**	1	\$8,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : 1 Unit</i>								
Distribution								
Hot Wtr Piping/Pump	100%			2047	**	4	\$1,300	
Terminal Devices								
Air Handler	10%			2031	\$25,300	1	\$1,100	
Convactor/Radiator	90%	Now	\$4,300	2036	**	1	\$4,500	
<i>Not in Service, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Staff Lounge And Librarian Office</i>								
Air Conditioning								
Energy Source								
Electricity	100%			2047	**	1		
Conversion Equipment								
Reciprocating Compr/Chiller	10%			2036	**	1	\$800	
Ext Pkg Unit - Heating/Cooling	90%			2026	\$202,700	2	\$900	
<i>R-22 Refrigerant, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Roof</i>								
Terminal Devices								
Air Handler/Cool/Ht	10%			2031	\$20,200	1	\$1,100	
No Component	90%							
Heat Rejection								
Dry Cooler	10%			2031	\$9,800	2	\$1,200	
No Component	90%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$9,600	
Exhaust Fans								
Interior	10%			2031	\$6,400	2	\$100	
Roof	90%			2031	\$26,900	2	\$500	
Plumbing								
H/C Water Piping								
Brass/Copper	30%			2051	**	1		
Galvanized Steel	70%			2044	**	1		
Water Heater								
Gas Fired	100%			2031	\$11,000	2	\$300	
<i>Recent Installation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Mechanical Room</i>								
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		

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**NEW YORK PUBLIC LIBRARY - 035
FRANCIS MARTIN BRANCH LIBRARY**

Asset # : 13333

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

*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 : 19-Oct-2021

NEW YORK PUBLIC LIBRARY - FY 2022

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 2023 - 2026	FY 2027 - 2032
Exterior Architecture	\$410,500	\$208,900
Interior Architecture	\$53,100	\$164,300
Electrical		\$215,400
Mechanical	\$68,400	\$188,000
Total	\$532,000	\$776,600
Importance Code A	\$410,500	\$208,900
Importance Code B	\$121,500	\$567,700
Total	\$532,000	\$776,600

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture	\$98,100		\$3,200	
Interior Architecture	\$92,500		\$2,000	\$3,100
Electrical	\$1,200	\$100	\$200	\$400
Mechanical	\$47,100	\$2,400	\$4,200	\$1,900
Site Enclosure	\$1,700			
Site Pavements	\$2,800			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$247,400	\$6,400	\$13,500	\$9,400
Importance Code A	\$99,000	\$900	\$4,100	\$900
Importance Code B	\$106,600	\$5,600	\$9,500	\$8,000
Importance Code C	\$41,800			\$500
Total	\$247,400	\$6,400	\$13,500	\$9,400



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

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

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	Priority
Exterior								
Exterior Walls								
Masonry: Brick	40%	Now	\$113,600	LIFE	**	5	\$5,200	
<i>Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 75%</i>								
<i>Location : Facades</i>								
<i>Spalling, Extent : Severe, Area Affected : 60%</i>								
<i>Location : All Facades</i>								
Masonry: Brick	40%	Now	\$115,100	LIFE	**	5	\$5,200	
<i>Spalling, Extent : Severe, Area Affected : 50%</i>								
<i>Location : All Facades</i>								
Masonry: Limestone	5%	0-2	\$9,500	LIFE	**	5	\$500	
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Decorative Banding And Archway. North, South Facades</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Decorative Banding And Archway. North, South Facades</i>								
Masonry: Marble	10%	Now	\$37,700	LIFE	**	5	\$1,000	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : South Facade. Base Of Building</i>								
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : North And South Facades</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : North Facade</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : North Facade</i>								
Slate Panels	2%			LIFE	**	5	\$400	
Stucco Cement	3%	Now	\$300	2037	**	5	\$500	
<i>Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 5%</i>								
<i>Location : East Facade</i>								
Windows								
Metal Louvers	5%			2035	**	10	\$600	
Wood	25%			2040	**	5	\$5,100	
Wood	70%	Now	\$65,600	2057	**	5	\$7,200	1
<i>Air Infiltration, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : First And Second Floors</i>								
<i>Dry Rot/Decay, Extent : Severe, Area Affected : 60%</i>								
<i>Location : Throughout</i>								
<i>Hardware Missing, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : First And Second Floors</i>								
<i>Misaligned/Bulging, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Penthouse Apartments</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : First And Second Floors</i>								
<i>Unit Inoperable, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : First And Second Floors</i>								

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Estimates are rounded to the nearest hundred dollars.

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

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

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Parapets								
Cast Stone/Terra Cotta	5%	Now	\$7,200	LIFE	**	5	\$600	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Camelback Coping Stones</i>								
Masonry: Brick	60%	Now	\$19,600	LIFE	**	5	\$900	
<i>Diagonal Cracks, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Parapet Walls</i>								
<i>Miss/Damaged Flashings, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Parapet Walls</i>								
<i>Spalling, Extent : Severe, Area Affected : 40%</i>								
<i>Location : Parapet Walls</i>								
Masonry: Limestone	10%			LIFE	**	5-10	\$1,900	
Masonry: Marble	5%	Now	\$18,800	LIFE	**	5	\$100	
<i>Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Stepped Coping</i>								
<i>Worn/Eroded, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Stepped Coping</i>								
No Component	20%							
Roof								
Modified Bitumen	85%	Now	\$62,700	2032	\$208,900			
<i>Blisters, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Elevator Vestibule. First Floor, Main Stair First, Second Floors, Staff Lounge On The Second Floor</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Eastern First Floor Bump Out For Elevator Access</i>								
Skylight, Metal/Glass	10%	Now	\$53,500	2042	**			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Over Main Stairs And Old Apartment</i>								
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Over Main Stairs And Old Apartment</i>								
Slate	5%	Now	\$3,100	LIFE	**			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : At Third Floor Dormers. Old Apartment</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : At Third Floor Dormers. Old Apartment</i>								
Interior								

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

**NEW YORK PUBLIC LIBRARY - 035
GEORGE BRUCE BRANCH LIBRARY**

Asset # : 13334

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	Priority
Interior								
Floors								
Carpet	10%			2031	\$41,100	3	\$4,000	
Cast in Place Concrete	10%			LIFE	**	5	\$11,600	
Ceramic Tile	5%			2041	**	5	\$1,300	
Vinyl Tile	60%			2032	\$164,300	3	\$8,000	
Wood	10%			2047	**	5	\$5,000	
Wood	5%	Now	\$53,100	2072	**	5	\$1,200	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Third Floor. Old Apartment</i>								
<i>Split/Cracked, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Old Apartment</i>								
<hr/>								
Interior Walls								
Ceramic Tile	5%			2041	**	5	\$900	
Gypsum Board	20%			LIFE	**	5-10	\$6,200	
Plaster	55%			LIFE	**	5-10	\$8,600	
Plaster	15%	Now	\$26,800	LIFE	**	5	\$800	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Old Apartment</i>								
<i>Loose/Delam Surface, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Old Apartment</i>								
<hr/>								
Wood	5%			LIFE	**	5	\$7,300	
<hr/>								
Ceilings								
AcousTileSusp.Lay-In	5%			2045	**	5	\$1,300	
Gypsum Board	10%			LIFE	**	5-10	\$9,100	
Plaster	70%	Now	\$14,800	LIFE	**	5	\$11,600	
<i>Paint Peeling, Extent : Severe, Area Affected : 10%</i>								
<i>Location : 3rd Floor Apartments</i>								
Plaster	5%	Now	\$21,100	LIFE	**	5	\$800	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Old Apartment</i>								
<i>Loose/Delam Surface, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Old Apartment</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Old Apartment</i>								
Plaster	10%			LIFE	**	5-10	\$4,600	
<hr/>								
Site Enclosure								
Fence/Gates								
Iron Picket	100%	Now	\$1,700	2052	**			
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Basement Stair Enclosure. South Facade</i>								
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Basement Stair Enclosure. South Facade</i>								
<hr/>								
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.

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

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

Public Sidewalk

Cast in Place Concrete	100%	Now	\$2,800	2045		**		
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Sinking/Subsiding, Extent : Severe, Area Affected : 5%

Location : Front Of Building

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%			2032	\$1,800	5	\$500	
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Other Observation, Extent : Light, Area Affected : 100%

Location : Electrical Room

Explanation : One 800 Ampere Main Disconnect Switch

Switchgear / Switchboard

Molded Case Bkrs	100%			2032	\$39,200	5	\$500	
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Raceway

Conduit	100%			2032	\$38,000	1		
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Panelboards

Fused Disc Sw	5%			2031	\$900	5		
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Molded Case Bkrs	95%			2031	\$17,200	5	\$400	
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Wiring

Thermoplastic	100%			2032	\$33,700	1		
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Motor Controllers

Locally Mounted	100%			2030	\$36,700	5	\$100	
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Ground

Grounding Devices

Generic	100%			LIFE		**	5	\$500
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Lighting

Interior Lighting

Fluorescent	5%			2027	\$10,800	10	\$800	
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T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%

Location : Basement

Fluorescent	75%			2032	\$161,600	10	\$12,200	
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Other Observation, Extent : Light, Area Affected : 100%

Location : Throughout The Building

Explanation : Compact Fluorescent Light Fixtures

Fluorescent	20%			2032	\$43,100	10	\$3,300	
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T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%

Location : Staff Room

Egress Lighting

Emergency, Battery	50%			2032	\$14,500	10	\$2,100	
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Exit, LED	40%			2047	**	1		
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Exit, Service	10%			2027	\$300	1		
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NEW YORK PUBLIC LIBRARY - 035
GEORGE BRUCE BRANCH LIBRARY
Asset # : 13334

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	
Lighting								
Exterior Lighting								
Incandescent	10%			2027	\$6,900	2		
No Component	90%							
Alarm								
Security System								
No Component	80%							
Generic	10%			2037	**	1	\$700	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Reading Areas, Hallways</i>						
		<i>Explanation : CCTV Surveillance Cameras</i>						
Generic	10%			2027	\$6,500	1	\$700	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Hallways, Reading Area And Exit Doors</i>						
		<i>Explanation : Intrusion Alarm And Motion Sensor</i>						
Mechanical								
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	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement Boiler Room</i>						
		<i>Explanation : 1 Unit</i>						
Distribution								
Hot Wtr Piping/Pump	100%			2048	**	4	\$1,300	
Terminal Devices								
Convactor/Radiator	100%	Now	\$21,600	2037	**	1	\$5,100	
		<i>Malfunctioning, Extent : Severe, Area Affected : 50%</i>						
		<i>Location : Various Locations</i>						
Air Conditioning								
Energy Source								
Electricity	100%			2040	**	1		

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Air Conditioning								
Conversion Equipment								
	Reciprocating Compr/Chiller	40%	Now	\$68,400	2042	**	1	\$3,000
<i>Broken, Extent : Moderate, Area Affected : 5%</i> <i>Location : Roof. Broken Insulation Of Refrigerant Piping</i> <i>Not Energy Efficient, Extent : Severe, Area Affected : 30%</i> <i>Location : Replacement Needed. Basement</i> <i>On Extended Life, Extent : Moderate, Area Affected : 40%</i> <i>Location : Basement</i> <i>R-22 Refrigerant, Extent : Light, Area Affected : 30%</i> <i>Location : Roof</i>								
	Exterior Pkg Unit - Cooling	60%			2032	\$97,900	2	\$700
<i>R-22 Refrigerant, Extent : Light, Area Affected : 60%</i> <i>Location : Roof</i>								
Distribution								
	CW & CHW Wtr Pipe/Pump	40%	Now	\$500	2032	\$9,800	4	\$400
<i>Insul. Deteriorating, Extent : Severe, Area Affected : 30%</i> <i>Location : Roof</i>								
	No Component	60%						
Terminal Devices								
	Air Handler/Dir Expansion	40%			2027	\$90,100	1	
	No Component	60%						
Heat Rejection								
	Air Cooled Condenser Unit	40%	Now	\$16,200	2042	**	2	\$3,900
<i>Other Observation, Extent : Moderate, Area Affected : 40%</i> <i>Location : Roof</i> <i>Explanation : On Extended Life</i>								
	No Component	60%						
Ventilation								
Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$15,600
Exhaust Fans								
	Interior	20%			2027	\$14,300	2	\$100
	Roof	20%			2032	\$6,700	2	\$100
	No Component	60%						
Plumbing								
H/C Water Piping								
	Brass/Copper	100%			2042	**	1	
Water Heater								
	Gas Fired	100%			2027	\$12,300	2	\$300
Sanitary Piping								
	Cast Iron	100%			LIFE	**	1	

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**NEW YORK PUBLIC LIBRARY - 035
GEORGE BRUCE BRANCH LIBRARY**

Asset # : 13334

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

*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 : 19-Oct-2021

NEW YORK PUBLIC LIBRARY - FY 2022

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 2023 - 2026	FY 2027 - 2032
Exterior Architecture	\$586,300	
Interior Architecture	\$69,000	
Mechanical		\$158,800
Total	\$655,400	\$158,800
Importance Code A	\$586,300	
Importance Code B	\$69,000	\$158,800
Total	\$655,400	\$158,800

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture	\$5,000			
Interior Architecture	\$56,000	\$1,400	\$1,800	\$6,300
Electrical	\$800	\$500	\$600	\$500
Mechanical	\$7,300	\$1,600	\$3,100	\$1,500
Site Pavements	\$9,900			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$83,100	\$7,400	\$9,500	\$12,200
Importance Code A	\$6,000	\$900	\$900	\$900
Importance Code B	\$53,300	\$6,500	\$7,600	\$11,300
Importance Code C	\$23,800		\$1,000	
Total	\$83,100	\$7,400	\$9,500	\$12,200



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

NEW YORK PUBLIC LIBRARY - 035
GRAND CONCOURSE BRANCH LIBRARY

Asset # : 13335

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	Priority
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	1%			LIFE	**	5	\$3,600	
Masonry: Brick	99%	Now	\$77,400	LIFE	**	5	\$22,900	1
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Loose Units, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Street Facing Facades</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Northwest Corner And Over Main Entrance</i>								
<i>Sidewalk Shed in Use, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Selwyn Avenue And East 173rd Street Elevation</i>								
Windows								
Aluminum	100%			2048	**	5	\$4,700	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Protective Metal Grilles</i>								
Parapets								
Masonry: Brick	90%	Now	\$253,600	LIFE	**	5	\$3,900	
<i>Efflorescence, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Loose Units, Extent : Severe, Area Affected : 10%</i>								
<i>Location : All Facades Facing Street</i>								
<i>Spalling, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Vegetation Growth, Extent : Severe, Area Affected : 15%</i>								
<i>Location : 173rd Street Facade</i>								
<i>Other Observation, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Parapets</i>								
<i>Explanation : Single Ply Membrane Draped And Secured To Street Facing Parapet Walls Due To Loose Units</i>								
Pre-Cast Concrete	10%	0-2	\$900	LIFE	**	5	\$2,700	
<i>Vegetation Growth, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Coping Stones</i>								

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NEW YORK PUBLIC LIBRARY - 035
GRAND CONCOURSE BRANCH LIBRARY

Asset # : 13335

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Roof								
Modified Bitumen	100%	Now	\$255,300	2042	**			1
<i>Alligatoring, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Blisters, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Drains Clogged, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Ponding, Extent : Severe, Area Affected : 15%</i>								
<i>Location : At Roof Drains And Throughout</i>								
<i>Seams Open/Split, Extent : Severe, Area Affected : 25%</i>								
<i>Location : At Roof Penetrations</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Third Floor</i>								
Interior								
Floors								
Carpet	40%			2028	\$160,000	3	\$22,400	
Ceramic Tile	5%			2045	**	5	\$1,400	
<i>Recent Installation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Toilets</i>								
Sheet Vinyl/Rubber	20%			2037	**	5	\$8,400	
Terrazzo	10%			LIFE	**	5	\$4,400	
Vinyl Tile	5%			2037	**	3	\$500	
Vinyl Tile 9" X 9"	20%	Now	\$69,000	2042	**	3	\$2,100	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Basement</i>								
<i>Loose Units, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Basement And 1st Floors</i>								
<i>Worn/Eroded, Extent : Severe, Area Affected : 90%</i>								
<i>Location : Throughout</i>								
Interior Walls								
Ceramic Tile	3%			2045	**	5	\$1,100	
<i>Recent Replace Evident, Extent : N/A, Area Affected : 90%</i>								
<i>Location : Toilets</i>								
Ceramic Tile	2%			2035	**	5	\$800	
Glass: Single Pane	2%			LIFE	**	5	\$1,100	
Gypsum Board	18%			LIFE	**	5-10	\$11,700	
Plaster	75%			LIFE	**	5-10	\$24,300	
Ceilings								
AcousTileSusp.Lay-In	60%	4+	\$15,200	2045	**	5	\$8,400	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Third Floor</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 5%</i>								
<i>Location : At Stair Landing Opposite Main Desk</i>								
AcousTileSusp.Lay-In	10%			2049	**	5	\$2,800	
Plaster	30%			LIFE	**	5-10	\$14,400	

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**NEW YORK PUBLIC LIBRARY - 035
GRAND CONCOURSE BRANCH LIBRARY**

Asset # : 13335

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 Enclosure								
Fence/Gates								
Chain Link	60%			2042	**			
Iron Picket	40%			2067	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	\$9,900	2045	**			
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 20%</i>								
<i>Location : East 173rdm Street, Selwyn Avenue</i>								
On-Site Walkways								
Cast in Place Concrete	100%			2045	**			

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	50%			2032	\$800	5		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 400 Ampere Main Disconnect Switch</i>								
Molded Case Bkrs	50%			2032	\$800	5	\$200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 350 Ampere Main Disconnect Switch</i>								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2032	\$36,200	5	\$500	
Raceway								
Conduit	40%			2032	\$14,100	1		
Conduit	40%			2052	**	1		
Conduit	20%			2062	**	1		
Panelboards								
Fused Disc Sw	2%			2031	\$300	5		
Fused Disc Sw	2%			2048	**	5		
Fused Disc Sw	1%			2057	**	5		
Molded Case Bkrs	20%			2031	\$3,400	5	\$100	
Molded Case Bkrs	45%			2048	**	5	\$200	
Molded Case Bkrs	30%			2057	**	5	\$100	
Wiring								
Thermoplastic	35%			2032	\$10,900	1		
Thermoplastic	35%			2052	**	1		
Thermoplastic	30%			2062	**	1		
Motor Controllers								
Locally Mounted	70%			2030	\$23,700	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.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a 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

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	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$500	
Lighting								
Interior Lighting								
Fluorescent	50%			2037	**	10	\$8,600	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : T-8 Lamps</i>						
Fluorescent	10%			2042	**	10	\$1,700	
		<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
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	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Inside And Outside</i>						
		<i>Explanation : CCTV Surveillance Camera</i>						
Generic	10%			2037	**	1	\$700	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Hallway, Reading Area And Exit Doors</i>						
		<i>Explanation : Intrusion Alarm And Motion Sensor</i>						
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2037	**	1-3	\$3,500	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : Strobe Lights, Bell, Horn, Smoke Detector, Pull Box And Fire Alarm Panel</i>						

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

Heating

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

Estimates are rounded to the nearest hundred dollars.

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

** 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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Natural Gas	60%			2052	**	1		
Interruptible Gas/Dual Fuel	40%			2052	**	1		
Conversion Equipment								
Furnace	60%			2032	\$27,700	1	\$5,500	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Roof</i>						
		<i>Explanation : 1 Unit</i>						
Hot Water Boiler	40%			2037	**	1	\$3,700	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Boiler Room</i>						
		<i>Explanation : 1 Unit</i>						
Distribution								
Hot Wtr Piping/Pump	40%			2048	**	4	\$600	
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	\$158,800	2	\$1,100	
		<i>R-22 Refrigerant, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Roof</i>						
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Roof</i>						
		<i>Explanation : Under Construction</i>						
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$16,500	
Exhaust Fans								
Interior	80%			2037	**	2	\$500	
Roof	20%			2032	\$6,500	2	\$100	
Plumbing								
H/C Water Piping								
Galvanized Steel	100%			2037	**	1		
Water Heater								
Electric	100%			2030	\$17,300	4	\$100	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sewage Ejector(s)								
Electric	100%			2037	**	4	\$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
GRAND CONCOURSE BRANCH LIBRARY**

Asset # : 13335

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

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

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

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

Print Date : 19-Oct-2021

NEW YORK PUBLIC LIBRARY - FY 2022

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 2023 - 2026	FY 2027 - 2032
Exterior Architecture	\$87,200	\$81,200
Electrical		\$56,000
Total	\$87,200	\$137,200
Importance Code A	\$87,200	\$81,200
Importance Code B		\$56,000
Total	\$87,200	\$137,200

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture	\$47,200			
Interior Architecture	\$600	\$1,500	\$500	
Electrical	\$500	\$600	\$500	\$500
Mechanical	\$29,000	\$600	\$3,000	\$600
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$81,200	\$6,700	\$7,900	\$5,100
Importance Code A	\$47,500	\$200	\$200	\$300
Importance Code B	\$33,100	\$6,400	\$7,300	\$4,800
Importance Code C	\$600		\$300	
Total	\$81,200	\$6,700	\$7,900	\$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
GREAT KILLS BRANCH LIBRARY
Asset # : 13336

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	80%			LIFE	**	5	\$14,000	
Masonry: Granite	5%	Now	\$5,800	LIFE	**	5	\$700	
<i>Vertical Cracks, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Northwest Corner Of Building</i>								
Masonry: Limestone	5%			LIFE	**	5	\$700	
Metal/Glass Curt Wall	10%	Now	\$15,600	LIFE	**	5	\$3,300	
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Main Entry</i>								
Windows								
Aluminum	100%	Now	\$87,200	2056	**	5	\$900	
<i>Air Infiltration, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Weather Strip Missing, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Thermally Inefficient</i>								
Parapets								
Masonry: Brick	85%			LIFE	**	5	\$1,400	
Masonry: Limestone	15%	Now	\$6,000	LIFE	**	5	\$300	
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Cornice</i>								
Roof								
Modified Bitumen	98%	Now	\$16,200	2031			\$81,200	
<i>Alligatoring, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Skylight, Metal/Glass	2%	Now	\$3,600	2041	**			
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Over Stair</i>								
<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Over Stair</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Over Stair</i>								
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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Maintenance \$ are aggregated over a 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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Interior Walls								
Ceramic Tile	5%			2040	**	5	\$700	
Fiberglass Panel	5%			LIFE	**			
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Front Desk Areas</i>								
<i>Explanation : This Is Actually A High Pressure Laminate Composite Interior Wall Cladding</i>								
Gypsum Board	75%			LIFE	**	5	\$6,100	
Marble Panels	5%			LIFE	**			
Plaster	10%	Now	\$600	LIFE	**	5	\$400	
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Bottom Of Basement Stair</i>								
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		
<i>Corrosion/Rusting, Extent : Light, Area Affected : 10%</i>								
<i>Location : Steel Canopy Above Stair</i>								
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Rear Yard</i>								
<i>Explanation : This Is Actually A Steel Egress Stair</i>								
Steel Grating	20%			2051	**	1		

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%			2041	**	5		
<i>Suspect Water Damage, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Meter In Basement</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Closet</i>								
<i>Explanation : 400 Ampere Service</i>								

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** 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

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								
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	\$53,200	10	\$4,300	
		<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
Fluorescent	5%			2031	\$2,800	10	\$200	
		<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>						
		<i>Location : First Floor</i>						
Egress Lighting								
Emergency, Battery	50%			2031	\$3,800	10	\$600	
Exit, Battery	50%			2031	\$1,300	10	\$200	
Exterior Lighting								
Fluorescent	50%			2031	\$9,000	10	\$200	
		<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Main Entrance</i>						
HID	50%			2031	\$10,600	10		
Alarm								
Security System								
Generic	50%			2036	**	1	\$900	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : CCTV Surveillance System</i>						
Generic	50%			2031	\$8,500	1	\$900	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : Intrusion Alarm System</i>						
Fire/Smoke Detection								
Generic, Digital	100%			2036	**	1-3	\$3,100	

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

Heating

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

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Natural Gas	100%			2051	**	1		
Conversion Equipment								
Hot Water Boiler	100%			2044	**	1	\$2,500	
Distribution								
Hot Wtr Piping/Pump	100%			2047	**	4	\$400	
Terminal Devices								
Air Handler	70%			2036	**	1	\$2,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : See Air-conditioning Section.</i>								
<i>Explanation : Air Handler Provides Direct Expansion Cooling And Hot Water Heating.</i>								
Convactor/Radiator	30%			2044	**	1	\$500	
Air Conditioning								
Energy Source								
Electricity	100%			2047	**	1		
Conversion Equipment								
Exterior Pkg Unit - Cooling	80%			2031	\$33,900	2	\$200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : 2 Rooftop Units. See Ductwork/diffuser For Damaged Outdoor Insulation.</i>								
Split Unit	20%			2031	\$22,400			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Rear Of Building</i>								
<i>Explanation : One Outdoor Condensing Unit. Piped To Indoor Air-handling Unit.</i>								
Distribution								
Ductwork/Diffusers	100%	Now	\$28,100	LIFE	**	2	\$6,500	
<i>Insul. Deteriorating, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Roof</i>								
Terminal Devices								
Air Handler/Cool/Ht	20%			2031	\$11,800	1	\$600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Air Handler Piped To Outdoor Condensing Unit.</i>								
No Component	80%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$2,800	
Exhaust Fans								
Interior	20%			2031	\$3,700	2		
Roof	80%			2036	**	2	\$100	
Plumbing								
H/C Water Piping								
Brass/Copper	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
GREAT KILLS BRANCH LIBRARY
Asset # : 13336

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Plumbing	Water Heater Gas Fired	100%			2029	\$3,200	2	\$100
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Basement</i>					
			<i>Explanation : 65 Gallon Tank</i>					
	Sanitary Piping Cast Iron	100%			LIFE	* *	1	
	Storm Drain Piping Cast Iron	100%			LIFE	* *	1	
	Sump Pump(s) Submersible	100%			2025	\$200	4	\$100
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Elevator Pit</i>					
			<i>Explanation : Sump Pump Serves Water Discharged In Elevator Pit.</i>					
	Fixtures Generic	100%						
Vertical Transport	Elevators Hydraulic	100%			LIFE	* *		
Fire Suppression	Sprinkler No Component	50%						
	Generic	50%			2051	* *	1-2	\$700

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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 : 19-Oct-2021

NEW YORK PUBLIC LIBRARY - FY 2022

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 2023 - 2026	FY 2027 - 2032
Electrical		\$114,800
Mechanical	\$63,400	\$227,300
Total	\$63,400	\$342,100
Importance Code B	\$63,400	\$342,100
Total	\$63,400	\$342,100

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture	\$27,400			
Interior Architecture	\$31,800		\$7,700	
Electrical	\$17,900	\$700	\$900	\$800
Mechanical	\$10,800	\$700	\$1,600	\$700
Total	\$88,000	\$1,400	\$10,300	\$1,500
Importance Code A	\$27,400			
Importance Code B	\$49,400	\$1,400	\$9,900	\$1,500
Importance Code C	\$11,100		\$300	
Total	\$88,000	\$1,400	\$10,300	\$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
HAMILTON FISH PARK BRANCH LIBRARY
Asset # : 13337

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	Priority
Exterior								
Exterior Walls								
Glass Block	25%			LIFE	**	5	\$7,300	
Masonry: Brick	70%			LIFE	**	5	\$32,800	
Weathering Steel	5%	4+	\$1,800	LIFE	**	1		
<i>Staining/Discoloring, Extent : Light, Area Affected : 15%</i>								
<i>Location : Street Facade</i>								
<hr/>								
Windows								
Aluminum	100%	Now	\$3,400	2040	**	5	\$1,800	
<i>Glazing Broken/Cracked, Extent : Light, Area Affected : 1%</i>								
<i>Location : Adult Reading Room</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Protective Metal Grilles</i>								
<hr/>								
Roof								
Cast in Place Concrete	5%	Now	\$300	LIFE	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Awning Over Main Entrance</i>								
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Main Entrance</i>								
<i>Explanation : Awning Actually Pre-Cast Concrete Panels</i>								
<hr/>								
Not Accessible	95%							
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : There Is No Interior Access To Roof, Outside Access By Ladder Only. No Ladder Was Available For Access</i>								
<hr/>								
Soffits								
Cast in Place Concrete	100%	0-2	\$1,900	LIFE	**	5	\$1,500	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Front Canopy</i>								
<i>Paint Peeling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Front Canopy</i>								
<i>Other Observation, Extent : Light, Area Affected : 10%</i>								
<i>Location : Front Canopy</i>								
<i>Explanation : Exposed Reinforcement Painted Over</i>								
<hr/>								
Interior								
Floors								
Carpet	75%			2031	\$183,600	3	\$19,200	
Cast in Place Concrete	5%			LIFE	**	5	\$3,700	
Mosaic Tile	4%			2037	**	5	\$1,700	
Terrazzo	1%			LIFE	**	5	\$300	
Vinyl Tile	10%			2037	**	3	\$600	
Wood	5%			2060	**	5	\$1,600	
<hr/>								
Interior Walls								
Ceramic Tile	3%			2035	**	5	\$600	
Concrete Masonry Unit	5%			LIFE	**	5	\$800	
Glass: Single Pane	7%			LIFE	**	5	\$2,200	
Plaster	85%			LIFE	**	5-10	\$14,900	

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
HAMILTON FISH PARK BRANCH LIBRARY
Asset # : 13337

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Ceilings								
Plaster	100%			LIFE	**	5-10	\$29,400	
Site Enclosure								
Fence/Gates								
Iron Picket	50%			2052	**			
Iron Picket	50%			2052	**			
<i>Other Observation, Extent : N/A, Area Affected : 50%</i>								
<i>Location : Front Facade</i>								
<i>Explanation : Decorative Metal On Top Of Concrete Retaining Walls</i>								
Retaining Walls								
Cast in Place Concrete	100%			2052	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2037	**			
Electrical								
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2032	\$1,700	5		
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Disconnect Switch Rated At 800 Amperes.</i>								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2032	\$36,200	5	\$300	
Raceway								
Conduit	10%			2052	**	1		
Conduit	90%			2032	\$31,600	1		
Panelboards								
Fused Disc Sw	5%			2031	\$800	5		
Molded Case Bkrs	10%			2048	**	5		
Molded Case Bkrs	85%			2031	\$14,200	5	\$200	
Wiring								
Braided Cloth	30%	2-4	\$9,300	2057	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Thermoplastic	10%			2052	**	1		
Thermoplastic	60%			2032	\$18,700	1		
Motor Controllers								
Locally Mounted	100%			2030	\$33,900	5	\$100	
Ground								
Grounding Devices								
Not Accessible	100%							
Lighting								

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

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	
Lighting								
Interior Lighting								
Fluorescent	5%			2032	\$6,000	10	\$500	
		<i>Other Observation, Extent : N/A, Area Affected : 100%</i>						
		<i>Location : Childrens Area</i>						
		<i>Explanation : T-8 Lamps</i>						
Fluorescent	80%			2027	\$96,700	10	\$7,900	
		<i>Other Observation, Extent : N/A, Area Affected : 100%</i>						
		<i>Location : Reading Areas</i>						
		<i>Explanation : T-12 Lamps</i>						
Fluorescent	10%			2032	\$12,100	10	\$1,000	
		<i>Other Observation, Extent : N/A, Area Affected : 100%</i>						
		<i>Location : Classroom</i>						
		<i>Explanation : Compact Fluorescent Lights</i>						
LED	5%			2037	* *			
Egress Lighting								
Emergency, Battery	50%			2032	\$8,100	10	\$1,300	
Exit, Service	50%			2032	\$900	1		
Exterior Lighting								
HID	30%			2027	\$13,700	10		
No Component	70%							
Alarm								
Security System								
No Component	80%							
Generic	20%			2027	\$7,300	1	\$800	
		<i>Other Observation, Extent : N/A, Area Affected : 100%</i>						
		<i>Location : Hallways</i>						
		<i>Explanation : Intrusion Alarm Only</i>						
Fire/Smoke Detection								
Generic, Analog	100%			2037	* *	1-3	\$6,600	
		<i>Other Observation, Extent : N/A, 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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Utility Steam	100%			2042	* *	1		
Distribution								
Steam Piping/Pump	100%			2032	\$50,000			
Terminal Devices								
Air Handler	90%	0-2	\$7,200	2032	\$143,000	1	\$5,400	
		<i>Not in Service, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : 2nd Floor</i>						
Convactor/Radiator	10%			2030	\$6,100	1	\$400	

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**NEW YORK PUBLIC LIBRARY - 035
HAMILTON FISH PARK BRANCH LIBRARY**

Asset # : 13337

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Air Conditioning								
Energy Source								
	Electricity	100%			2040	**	1	
Conversion Equipment								
	Interior Pkg Unit - Cooling	15%	Now	\$63,400	2037	**	2	\$100
		<i>Abandoned in Place, Extent : Severe, Area Affected : 100%</i>						
		<i>Location : 1st Floor</i>						
	Interior Pkg Unit - Cooling	85%			2037	**	2	\$600
Ventilation								
Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$9,500
Exhaust Fans								
	Interior	100%			2032	\$40,200	2	\$300
Plumbing								
H/C Water Piping								
	Brass/Copper	100%			2032	\$84,300	1	
Water Heater								
	Not Accessible	100%						
Sanitary Piping								
	Cast Iron	100%			LIFE	**	1	
Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1	
Fixtures								
	Generic	100%						

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Print Date : 19-Oct-2021

NEW YORK PUBLIC LIBRARY - FY 2022

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 2023 - 2026	FY 2027 - 2032
Exterior Architecture	\$252,500	
Interior Architecture	\$105,700	\$181,700
Electrical		\$534,200
Mechanical	\$573,800	
Site Pavements		\$51,500
Total	\$932,100	\$767,300
Importance Code A	\$252,500	
Importance Code B	\$679,500	\$715,800
Importance Code C		\$51,500
Total	\$932,100	\$767,300

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture	\$119,000			
Interior Architecture	\$192,200	\$4,600	\$500	\$2,200
Electrical	\$11,300	\$2,000	\$2,100	\$2,600
Mechanical	\$83,600	\$3,200	\$5,800	\$2,600
Site Enclosure	\$1,500			
Site Pavements	\$5,900			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$417,400	\$13,800	\$12,400	\$11,300
Importance Code A	\$120,200	\$1,200	\$1,200	\$1,200
Importance Code B	\$206,400	\$12,600	\$10,700	\$10,200
Importance Code C	\$90,800		\$500	
Total	\$417,400	\$13,800	\$12,400	\$11,300



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

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	Priority
Exterior								
Exterior Walls								
Masonry: Brick	65%	Now	\$83,400	LIFE	**	5	\$11,400	
<i>Spalling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : East Facade, West Facade, North Facade</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : East Facade, West Facade, North Facade</i>								
Masonry: Granite	5%	4+	\$12,800	LIFE	**	5	\$700	
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Base Of Building. Street Facade</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Base Of Building. Street Facade</i>								
Masonry: Limestone	25%			LIFE	**	5	\$6,600	
Metal Panel	5%	4+	\$800	2042	**	5	\$1,600	
<i>Deformed/Dented, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Dormers Facing South</i>								
Windows								
Metal Louvers	5%	Now	\$7,100	2047	**			
<i>Deformed/Dented, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Vents At Grade. South Facade</i>								
Wood	95%	Now	\$169,200	2057	**	5	\$18,500	
<i>Air Infiltration, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : North And South Facing Windows</i>								
<i>Dry Rot/Decay, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : North And South Facing Windows</i>								
<i>Glazing Clouded, Extent : Moderate, Area Affected : 75%</i>								
<i>Location : Damaged Lexan Panes Throughout</i>								
<i>Hardware Missing, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : North Facing Windows</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : North And South Facing Windows</i>								
<i>Split/Cracked, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : North And South Facing Windows</i>								
Parapets								
Masonry: Brick	65%	Now	\$42,800	LIFE	**	5	\$2,000	1
<i>Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 30%</i>								
<i>Location : East Facade, West Facade, North Facade</i>								
<i>Spalling, Extent : Severe, Area Affected : 25%</i>								
<i>Location : East Facade, West Facade, North Facade</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : East Facade, West Facade, North Facade</i>								
Masonry: Limestone	20%			LIFE	**	5-10	\$7,600	
Metal Panel	5%			2042	**	5	\$600	
Pre-Cast Concrete	5%			LIFE	**	5	\$2,000	
Slate	5%			LIFE	**	5	\$300	

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Roof								
Modified Bitumen	85%			2040	**	10	\$15,200	
Modified Bitumen	15%	2-4	\$44,300	2042	**			
<i>Water Penetration, Extent : Severe, Area Affected : 15%</i>								
<i>Location : 1st Floor Reading Area And Stacks</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout Lower Roof Atop Rear Addition</i>								
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$15,400	
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Air Conditioning Room In Basement</i>								
Ceramic Tile	5%	4+	\$8,300	2035	**	5	\$900	
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : 1st, 2nd And Basement Bathrooms</i>								
Vinyl Tile	50%	4+	\$36,300	2032	\$181,700	3	\$6,600	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : 2nd Floor Reading Area</i>								
<i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Children Room</i>								
<i>Uneven Substrate, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : 1st Floor Reading Area</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : 2nd Floor Reading Area And Children Room</i>								
Vinyl Tile	5%			2042	**	3	\$700	
Wood	25%	Now	\$35,200	2047	**	5	\$8,300	
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Third Floor</i>								
Wood	5%	Now	\$70,500	2072	**	5	\$1,700	
<i>Dry Rot/Decay, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Old Apartment</i>								
<i>Split/Cracked, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Old Apartment</i>								

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

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	Priority
Interior								
Interior Walls								
Ceramic Tile	3%			2045	**	5	\$1,100	
Concrete Masonry Unit	10%			LIFE	**	5	\$2,900	
Glass: Single Pane	2%			LIFE	**	5	\$1,100	
Gypsum Board	60%			LIFE	**	5-10	\$36,500	
Masonry: Brick	5%	Now	\$25,400	LIFE	**			
<i>Loose/Delam Surface, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement. Mechanical Areas</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Basement. Mechanical Areas</i>								
Plaster	10%	Now	\$34,800	LIFE	**	5	\$1,100	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Mechanical Areas And Structural Columns In Basement And 3rd Floor Apartment</i>								
<i>Deteriorated Finish, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Mechanical Areas And Structural Columns In Basement And 3rd Floor Apartment</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Mechanical Areas And Structural Columns In Basement</i>								
Plaster	10%	4+	\$3,500	LIFE	**	5	\$1,100	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : First And Second Floor</i>								
Ceilings								
AcousTileSusp.Lay-In	25%			2049	**	5	\$8,800	
Glass: Susp Panels	10%			LIFE	**	10	\$2,600	
Gypsum Board	20%	Now	\$4,300	LIFE	**	5	\$8,800	
<i>Water Penetration, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Biography Section. 1st Floor Reading Room In Rear Addition</i>								
Plaster	40%			LIFE	**	5-10	\$24,300	
Plaster	5%	Now	\$28,100	LIFE	**	5	\$1,100	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Old Apartment</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Old Apartment</i>								
Site Enclosure								
Fence/Gates								
Iron Picket	100%	Now	\$1,500	2052	**			
<i>Other Observation, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : At Main Entrance. Street Side Elevation</i>								
<i>Explanation : Granite Curbing Of Fence Is Stained And Has Eroded Joints</i>								
Retaining Walls								
Masonry: Brick	100%			2042	**			
Site Pavements								

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

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	Priority

Site Pavements

Public Sidewalk

Cast in Place Concrete 100% Now \$5,900 2045 * *

Cracking/Crumbling, Extent : Moderate, Area Affected : 25%

Location : At Main Entrance To Building

Tripping Hazard, Extent : Moderate, Area Affected : 20%

Location : At Main Entrance To Building

On-Site Walkways

Cast in Place Concrete 100% 2030 \$51,500

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	Priority

Under 600 Volts

Service Equipment

Fused Disc Sw 100% 2052 * * 5 \$100

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

Location : Boiler Room, Electrical Room

Explanation : Main Service Switch Rated At 800 Amperes.

Switchgear / Switchboard

Molded Case Bkrs 100% 2032 \$39,200 5 \$600

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

Location : Basement

Explanation : 1 Vertical Section

Raceway

Conduit 30% 2032 \$11,400 1

Conduit 70% 2052 * * 1

Panelboards

Fused Disc Sw 5% 2048 * * 5

Molded Case Bkrs 35% 2031 \$9,500 5 \$200

Molded Case Bkrs 60% 2048 * * 5 \$400

Wiring

Thermoplastic 40% 2032 \$13,500 1

Thermoplastic 60% 2052 * * 1

Motor Controllers

Locally Mounted 100% 2030 \$55,000 5 \$200

Ground

Grounding Devices

Not Accessible 100%

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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Lighting								
Interior Lighting Fluorescent	30%			2037	**	10	\$6,500	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Reading Areas</i>								
<i>Explanation : T-8 Lamps</i>								
Fluorescent	40%			2027	\$114,300	10	\$8,600	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Reading Areas And Basement</i>								
<i>Explanation : T-12 Lamps</i>								
Fluorescent	10%			2037	**	10	\$2,200	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : 3rd Floor</i>								
<i>Explanation : T-5 Lamps</i>								
Fluorescent	20%			2037	**	10	\$4,300	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Hallways And 1st Floor Reading Area</i>								
<i>Explanation : Compact Fluorescent Light Fixtures</i>								
Egress Lighting								
Emergency, Battery	50%			2037	**	10	\$2,800	
Exit, Service	50%			2037	**	1		
Exterior Lighting								
Fluorescent	10%			2032	\$9,200	10	\$200	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Front And Rear Only</i>								
<i>Explanation : Compact Fluorescent Light Fixtures</i>								
No Component	90%							
Alarm								
Security System								
No Component	20%							
Generic	80%			2032	\$69,100	1	\$7,000	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Reading Areas, Hallways And Basement</i>								
<i>Explanation : CCTV Surveillance Cameras</i>								
Fire/Smoke Detection								
Generic, Digital	100%			2032	\$295,700	1-3	\$14,900	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Smoke Detectors, Alarm Bells, Strobe Lights, Manual Pull Station And Horns</i>								

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source 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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Conversion Equipment								
Hot Water Boiler	100%			2049	**	1	\$11,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : One Sectional Gas Burning Hot Water Boiler, According To Facility Attendant, Boiler Was Installed 4 Years Ago.</i>								
Distribution								
Hot Wtr Piping/Pump	2%	Now	\$800	2057	**	4		
<i>Corroded, Extent : Severe, Area Affected : 2%</i>								
<i>Location : 1 Pump On Top Of The Boiler</i>								
Hot Wtr Piping/Pump	98%			2040	**	4	\$1,700	
Terminal Devices								
Air Handler	20%			2037	**	1	\$2,900	
Air Handler	30%	Now	\$112,800	2042	**	1	\$3,900	
<i>Malfunctioning, Extent : Severe, Area Affected : 40%</i>								
<i>Location : Basement And 3rd Floor Fan Rooms, Multiple Mechanical And / Or Electrical Defects</i>								
Convactor/Radiator	50%			2037	**	1	\$3,800	
Air Conditioning								
Energy Source								
Electricity	100%			2040	**	1		
Conversion Equipment								
Int Pkg Unit - Heating/Cooling	50%	Now	\$284,300	2037	**	2	\$600	
<i>Damaged, Extent : Severe, Area Affected : 60%</i>								
<i>Location : Basement And 3rd Floor Fan Rooms, Multiple Mechanical And / Or Electrical Defects</i>								
Int Pkg Unit - Heating/Cooling	10%			2036	**	2	\$100	
Exterior Pkg Unit - Cooling	30%			2037	**	2	\$400	
Split Unit	5%	Now	\$28,500	2042	**			
<i>Broken, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Split Unit	5%	Now	\$28,500	2042	**			
<i>R-22 Refrigerant, Extent : Severe, Area Affected : 5%</i>								
<i>Location : 1 Condemn Unit, Lower Roof</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
HAMILTON GRANGE BRANCH LIBRARY
Asset # : 4224

Mechanical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Air Conditioning								
Terminal Devices								
Air Handler/Dir Expansion	40%	0-2	\$119,600	2042	**	1		
<i>On Extended Life, Extent : Severe, Area Affected : 40%</i>								
<i>Location : Basement And 3rd Floor</i>								
Fan Coil - 2 Pipe	5%			2037	**	1	\$400	
Fan Coil - 2 Pipe	5%	0-2	\$25,400	2042	**	1	\$300	
<i>Other Observation, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Basement</i>								
<i>Explanation : 1 Obsolete Unit</i>								
No Component	50%							
Heat Rejection								
Air Cooled Condenser Unit	5%	0-2	\$2,700	2042	**	2	\$700	
<i>Other Observation, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Lower Roof</i>								
<i>Explanation : 1 Condemn Unit</i>								
Dry Cooler	30%	Now	\$43,600	2042	**	2	\$3,900	
<i>Broken, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Roof</i>								
<i>Other Observation, Extent : Severe, Area Affected : 40%</i>								
<i>Location : Roof</i>								
<i>Explanation : 3 Obsolete Units</i>								
No Component	65%							
Ventilation								
Distribution								
Ductwork/Diffusers	15%			LIFE	**	2-5	\$3,100	
Ductwork/Diffusers	85%			LIFE	**	2-5	\$17,600	
Exhaust Fans								
Interior	25%			2027	\$23,800	2	\$200	
Roof	50%			2027	\$22,200	2	\$400	
<i>Obsolete Equipment, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Roof And Lower Roof</i>								
Roof	25%			2040	**	2	\$200	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2042	**	1		
Water Heater								
Gas Fired	100%			2027	\$16,300	2	\$300	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
<i>On Extended Life, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout, The Sanitary Piping Are Beyond Their Useful Life Cycle Rating</i>								

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Plumbing								
	Storm Drain Piping Cast Iron	100%			LIFE	**	1	
<i>On Extended Life, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout, The Storm Drain Piping Are Beyond Their Useful Life Cycle Rating</i>								
	Sump Pump(s) Submersible	100%			2023	\$900	4	\$700
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Fan Room</i>								
<i>Explanation : 1 Unit</i>								
	Backflow Preventer No Component Generic	90%			2040	**	1	\$100
<i>Other Observation, Extent : Light, Area Affected : 10%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : Backflow Preventer Observed, Serves Boiler Only</i>								
	Fixtures Generic	100%						
Vertical Transport								
	Elevators Hydraulic	100%			LIFE	**		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement, Lobby, 1st To 3rd Floor</i>								
<i>Explanation : One Unit</i>								
Fire Suppression								
	Sprinkler No Component Generic	80%			2042	**	1-2	\$1,300

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

Print Date : 19-Oct-2021

NEW YORK PUBLIC LIBRARY - FY 2022

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 2023 - 2026	FY 2027 - 2032
Exterior Architecture	\$238,300	\$169,100
Interior Architecture	\$116,500	
Mechanical		\$273,000
Total	\$354,800	\$442,200
Importance Code A	\$238,300	\$169,100
Importance Code B	\$66,200	\$273,000
Importance Code C	\$50,300	
Total	\$354,800	\$442,200

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture	\$47,300		\$2,700	
Interior Architecture	\$51,100			\$1,400
Electrical	\$500	\$300	\$500	\$300
Mechanical	\$8,800	\$2,600	\$2,300	\$2,100
Site Pavements	\$700			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$112,300	\$6,900	\$9,500	\$7,800
Importance Code A	\$47,900	\$600	\$3,400	\$600
Importance Code B	\$46,100	\$6,300	\$6,200	\$7,100
Importance Code C	\$18,300			
Total	\$112,300	\$6,900	\$9,500	\$7,800



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

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	Priority
Exterior								
Exterior Walls								
Masonry: Brick	57%	Now	\$168,500	LIFE	**	5	\$24,900	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : At Wall Penetrations And Rear Facade</i>								
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Wall Penetrations, Corners And Rear Facade</i>								
<i>Spalling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Various Locations. Rear Facade</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Rear Facade. Throughout</i>								
Masonry: Granite	5%			LIFE	**	5	\$3,300	
Masonry: Limestone	25%			LIFE	**	5	\$16,400	
Metal Panel	5%	Now	\$1,800	2042	**	5	\$4,100	
<i>Seams Open/Split, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Roof Bulkhead</i>								
Slate Panels	3%			LIFE	**	5	\$2,000	
Stucco Cement	5%			2045	**	5	\$5,500	
Windows								
Aluminum	98%			2048	**	5	\$4,700	
Wood	2%	Now	\$3,000	2057	**	5	\$500	
<i>Split/Cracked, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Bulkhead Window</i>								
Parapets								
Masonry: Brick	75%	Now	\$69,800	LIFE	**	5	\$1,800	1
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Corners Of Parapet Wall</i>								
<i>Miss/Damaged Copings, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Perimeter Of Flat Roof</i>								
<i>Miss/Damaged Flashings, Extent : Severe, Area Affected : 25%</i>								
<i>Location : At Flat Roof And Pitched Roof</i>								
<i>Spalling, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Parapet Walls Interior And Exterior Face</i>								
Masonry: Limestone	15%	Now	\$25,300	LIFE	**	5	\$500	
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Coping</i>								
<i>Worn/Eroded, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Coping Stones</i>								
<i>Other Observation, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Under Coping Stones</i>								
<i>Explanation : Damaged Flashing</i>								
Metal Panel	5%			2042	**	5	\$500	
Metal Security Bars	5%	4+	\$500	2047	**			
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Roof</i>								

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

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	Priority
Exterior								
Roof								
Asphalt Shingle	45%	Now	\$1,800	2041	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Over Auditorium</i>								
Modified Bitumen	50%			2032	\$81,000	10	\$5,300	
Skylight, Metal/Glass	5%	4+	\$1,800	2032	\$88,200			
<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Roof Skylight</i>								
Interior								
Floors								
Ceramic Tile	3%	Now	\$3,800	2035	**	5	\$300	
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : 3rd Floor Bathrooms</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : 3rd Floor Bathrooms</i>								
Marble Panels	5%			LIFE	**	5	\$1,400	
Terrazzo	7%	2-4	\$3,500	LIFE	**	5	\$1,100	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Main Reception Area. Entry Vestibule</i>								
Vinyl Tile	60%	Now	\$66,200	2037	**	3	\$4,300	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 4%</i>								
<i>Location : 3rd Floor</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : 3rd Floor Staff Areas, Basement, 2nd Floor Children Bathrooms</i>								
<i>Patching Evident, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Various Locations</i>								
Wood	25%			2047	**	5	\$9,000	
<i>Deteriorated Finish, Extent : Light, Area Affected : 25%</i>								
<i>Location : 3rd Floor Community Area</i>								
Interior Walls								
Ceramic Tile	3%	Now	\$9,700	2041	**	5	\$500	
<i>Worn/Eroded, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : 3rd Floor Bathrooms</i>								
Glass: Single Pane	5%			LIFE	**	5	\$2,600	
Plaster	80%	4+	\$50,300	LIFE	**	5	\$8,400	
<i>Paint Peeling, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Apartments On 3rd Floor</i>								
Wood	12%	4+	\$6,500	LIFE	**	5	\$16,800	
<i>Deteriorated Finish, Extent : Light, Area Affected : 15%</i>								
<i>Location : Various Locations. 1st And 2nd Floors</i>								

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Estimates are rounded to the nearest hundred dollars.

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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Ceilings								
AcousTileSusp.Lay-In	5%	Now	\$5,300	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	**	5-10	\$31,700	
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	\$700	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		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%			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	\$18,100	5	\$200	
Raceway								
Conduit	20%			2032	\$7,000	1		
Conduit	80%			2042	**	1		
Panelboards								
Fused Disc Sw	5%			2040	**	5		
Molded Case Bkrs	15%			2031	\$2,500	5	\$100	
Molded Case Bkrs	80%			2040	**	5	\$300	
Wiring								
Thermoplastic	80%			2042	**	1		
Thermoplastic	20%			2032	\$6,200	1		

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

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								
Motor Controllers								
Locally Mounted	80%			2037	**	5	\$100	
Locally Mounted	20%			2030	\$6,800	5		
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$400	
Lighting								
Interior Lighting								
Fluorescent	90%			2037	**	10	\$10,800	
<i>T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	5%			2037	**	10	\$600	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	5%			2037	**	10	\$600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Compact Fluorescent Light Fixtures</i>								
Egress Lighting								
Emergency, Battery	50%			2037	**	10	\$1,600	
Exit, Service	50%			2037	**	1		
Exterior Lighting								
HID	10%			2027	\$5,500	10		
No Component	90%							
Alarm								
Security System								
No Component	80%							
Generic	10%			2032	\$4,400	1	\$500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : CCTV Surveillance Cameras</i>								
Generic	10%			2027	\$4,400	1	\$500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Reading Area, Hallway And Exit Doors</i>								
<i>Explanation : Intrusion Alarm And Motion Sensor</i>								
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2037	**	1-3	\$2,400	
<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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Heating

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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NEW YORK PUBLIC LIBRARY - 035
HARLEM BRANCH LIBRARY
Asset # : 13338

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Natural Gas	100%			2042	**	1		
<i>Other Observation, Extent : Severe, Area Affected : 1%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Hazard Gas Meter Is Located Inside The Electrical Room</i>								
Conversion Equipment								
Hot Water Boiler	100%			2037	**	1	\$6,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : 1 Unit</i>								
Distribution								
Hot Wtr Piping/Pump	100%			2040	**	4	\$1,000	
Terminal Devices								
Convactor/Radiator	100%	Now	\$3,700	2030	\$73,400	1	\$3,800	
<i>Broken, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : 2nd Floor Bathroom Broken Radiator Cover</i>								
Air Conditioning								
Energy Source								
Electricity	100%			2040	**	1		
Conversion Equipment								
Exterior Pkg Unit - Cooling	80%			2032	\$88,900	2	\$600	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 80%</i>								
<i>Location : 3 Units, Roof</i>								
Split Unit	20%			2032	\$58,600			
<i>R-22 Refrigerant, Extent : Light, Area Affected : 20%</i>								
<i>Location : 2 Units, 1 On Roof, 1 In Court Yard</i>								
Terminal Devices								
Fan Coil - 2 Pipe	20%			2032	\$52,200	1	\$800	
No Component	80%							
Heat Rejection								
Evaporative Condenser	20%			2032	\$8,500	2	\$1,800	
No Component	80%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$11,500	
Exhaust Fans								
Roof	100%			2032	\$22,800	2	\$400	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2042	**	1		
Water Heater								
Gas Fired	100%			2030	\$8,400	2	\$200	
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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
Sewage Ejector(s)								
Electric	100%			2032	\$4,000	4	\$800	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE		**		
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement To 3rd Floor</i>						
		<i>Explanation : 1 Unit</i>						
Fire Suppression								
Sprinkler								
No Component	40%							
Generic	60%			2042	**	1-2	\$2,200	

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Print Date : 19-Oct-2021

NEW YORK PUBLIC LIBRARY - FY 2022

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 2023 - 2026	FY 2027 - 2032
Exterior Architecture		\$234,000
Total		\$234,000
Importance Code A		\$234,000
Total		\$234,000

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture	\$87,300			
Interior Architecture		\$6,000	\$100	
Electrical	\$700	\$900	\$700	\$9,700
Mechanical	\$4,000	\$700	\$3,900	\$700
Site Enclosure	\$5,100			
Site Pavements	\$12,300			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$113,400	\$11,500	\$8,700	\$14,400
Importance Code A	\$87,800	\$400	\$400	\$400
Importance Code B	\$20,400	\$10,800	\$8,300	\$13,900
Importance Code C	\$5,200	\$300		
Total	\$113,400	\$11,500	\$8,700	\$14,400



*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
HIGH BRIDGE BRANCH LIBRARY
Asset # : 13339

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	2%	4+	\$1,000	LIFE	**	5	\$1,600	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 60%</i>								
<i>Location : East Facade</i>								
<i>Vegetation Growth, Extent : Light, Area Affected : 10%</i>								
<i>Location : East Facade</i>								
Cast Stone/Terra Cotta	2%	2-4	\$10,000	LIFE	**	5	\$2,500	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Window Sills</i>								
<i>Staining/Discoloring, Extent : Severe, Area Affected : 20%</i>								
<i>Location : East Window Sills</i>								
Concrete Masonry Unit	63%	2-4	\$46,000	LIFE	**	5	\$6,200	
<i>Efflorescence, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Base Perimeter Throughout</i>								
Stucco Cement	3%	Now	\$1,500	2036	**	5	\$600	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : East Facade</i>								
<i>Vertical Cracks, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Roof East And South Facade</i>								
Window Wall	30%	Now	\$5,100	2051	**	5	\$8,900	
<i>Weather Strip Missing, Extent : Severe, Area Affected : 2%</i>								
<i>Location : North West Corner Of Window Wall</i>								
Windows								
Aluminum	100%			2047	**	5	\$900	
Parapets								
Concrete Masonry Unit	5%	2-4	\$300	LIFE	**	5	\$100	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Main Roof Stucco Portion Of Parapet</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Main Roof</i>								
<i>Explanation : Stucco Over Concrete Masonry Units</i>								
Metal Panel	15%			2057	**	5	\$1,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Main And Lower Roof</i>								
<i>Explanation : Aluminum Metal Copings</i>								
No Component	80%							

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

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

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

**NEW YORK PUBLIC LIBRARY - 035
HIGH BRIDGE BRANCH LIBRARY
Asset # : 13339**

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	Priority
Exterior								
Roof								
Modified Bitumen	97%	2-4	\$23,400	2031	\$234,000			
			<i>Alligatoring, Extent : Moderate, Area Affected : 5%</i>					
			<i>Location : Throughout</i>					
			<i>Blisters, Extent : Moderate, Area Affected : 10%</i>					
			<i>Location : Throughout</i>					
			<i>Patching Evident, Extent : Moderate, Area Affected : 5%</i>					
			<i>Location : Throughout</i>					
Skylight, Plastic	3%			2044	**	1		
Soffits								
Metal/Glass Curt Wall	100%			LIFE	**	5	\$200	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Entrance</i>					
			<i>Explanation : Glass And Aluminum Metal Components</i>					
Interior								
Floors								
Cast in Place Concrete	7%			LIFE	**	5	\$1,500	
			<i>Worn/Eroded, Extent : Light, Area Affected : 5%</i>					
			<i>Location : Mechanical Rooms</i>					
Ceramic Tile	3%			2040	**	5	\$300	
Vinyl Tile	90%			2036	**	3	\$3,200	
			<i>Uneven Surface, Extent : Light, Area Affected : 10%</i>					
			<i>Location : Main Floor</i>					
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	
			<i>Other Observation, Extent : Light, Area Affected : 5%</i>					
			<i>Location : Main Floor</i>					
			<i>Explanation : Dirt</i>					
Exposed Struc: Steel	5%			LIFE	**			
Gypsum Board	5%			LIFE	**	5	\$600	

Site Enclosure

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**

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	Priority
Site Enclosure								
Fence/Gates								
Aluminum Rail	5%			2048	**	5-10	\$500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Main Entry</i>								
<i>Explanation : Ramp Railing</i>								
Aluminum Rail	45%	Now	\$1,600	2044	**	5	\$1,900	
<i>Corrosion/Rusting, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Cables At All Roof Railings</i>								
Exposed Struc: Steel	50%	2-4	\$3,300	LIFE	**			
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Street Level West Fence At Horizontal Components</i>								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	4+	\$4,600	2044	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
On-Site Walkways								
Cast in Place Concrete	100%	4+	\$100	2044	**			
<i>Other Observation, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Entry Ramp</i>								
<i>Explanation : Rusting And Staining At Railing Connections</i>								
Activity Yard								
Cast in Place Concrete	100%	0-2	\$7,600	2048	**			
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : No Area Drain In Play Yard</i>								
<i>Explanation : Area Drain Required To Prevent Damage To Concrete Paving And Building</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	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2051	**	5		
<i>Other Observation, Extent : Light, 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%			2051	**	5	\$200	
Raceway								
Conduit	100%			2051	**	1		
Panelboards								
Molded Case Bkrs	100%			2047	**	5	\$200	
Wiring								
Thermoplastic	100%			2051	**	1		
Motor Controllers								
Locally Mounted	100%			2044	**	5	\$100	

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NEW YORK PUBLIC LIBRARY - 035
HIGH BRIDGE BRANCH LIBRARY
Asset # : 13339

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	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$100	
Lighting								
Interior Lighting								
Fluorescent	65%			2036	**	10	\$5,000	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : T-8 Lamps</i>						
Fluorescent	35%			2036	**	10	\$2,700	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : Compact Fluorescent Lights</i>						
Egress Lighting								
Emergency, Battery	50%			2036	**	10	\$1,000	
Exit, LED	50%			2059	**	1		
Exterior Lighting								
Fluorescent	30%			2036	**	10	\$200	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Outside Perimeter</i>						
		<i>Explanation : Compact Fluorescent Lights</i>						
No Component	70%							
Alarm								
Security System								
No Component	30%							
Generic	70%			2036	**	1	\$2,200	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Reading Areas, Basement, Hallways</i>						
		<i>Explanation : CCTV Surveillance Cameras</i>						
Fire/Smoke Detection								
Generic, Analog	100%			2036	**	1-3	\$5,100	
		<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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Natural Gas	100%			2051	**	1		

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NEW YORK PUBLIC LIBRARY - 035
HIGH BRIDGE BRANCH LIBRARY
Asset # : 13339

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Conversion Equipment								
Furnace	50%			2036	**	1	\$2,100	
		<i>Other Observation, Extent : Light, Area Affected : 50%</i>						
		<i>Location : Roof</i>						
		<i>Explanation : 1 Rooftop Package Unit</i>						
Hot Water Boiler	50%			2044	**	1	\$2,100	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement Boiler Room</i>						
		<i>Explanation : 1 Unit</i>						
Distribution								
Hot Wtr Piping/Pump	100%			2047	**	4	\$600	
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 - Heating/Cooling	95%			2036	**	2	\$500	
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								
Gas Fired	100%			2029	\$5,400	2	\$100	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : One 40 Gallon Water Heater</i>						
Sanitary Piping								
Cast Iron	100%	Now	\$3,200	LIFE	**	1		
		<i>Blockage /Clogged, Extent : Severe, Area Affected : 100%</i>						
		<i>Location : House Trap Is Old And Corroded</i>						
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Fixtures								
Generic	100%							
Vertical Transport								

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**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

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Print Date : 19-Oct-2021

NEW YORK PUBLIC LIBRARY - FY 2022

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 2023 - 2026	FY 2027 - 2032
Exterior Architecture	\$508,500	
Interior Architecture		\$226,600
Electrical		\$9,900
Mechanical		\$69,100
Total	\$508,500	\$305,600
Importance Code A	\$508,500	
Importance Code B		\$305,600
Total	\$508,500	\$305,600

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture	\$104,700			
Interior Architecture	\$106,700		\$1,300	\$3,400
Electrical	\$33,600	\$1,100	\$1,500	\$1,300
Mechanical	\$7,400	\$1,700	\$2,700	\$1,700
Site Pavements	\$2,600			
Total	\$255,000	\$2,800	\$5,600	\$6,300
Importance Code A	\$105,500	\$900	\$900	\$900
Importance Code B	\$115,800	\$1,900	\$4,700	\$4,900
Importance Code C	\$33,700			\$500
Total	\$255,000	\$2,800	\$5,600	\$6,300



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

NEW YORK PUBLIC LIBRARY - 035
HUDSON PARK - ECRIC BRANCH LIBRARY
Asset # : 13340

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	Priority
Exterior								
Exterior Walls								
Masonry: Brick	72%	4+	\$15,900	LIFE	**	5	\$15,400	
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Basement</i>								
Masonry: Granite	8%	4+	\$23,200	LIFE	**	5	\$1,300	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Base Of Building At Leroy Street Facade</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Base Of Building 7th Avenue Facade</i>								
Masonry: Limestone	12%	4+	\$35,000	LIFE	**	5	\$1,900	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Leroy Street Facade</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Horizontal Banding</i>								
Metal Panel	5%			2032	\$8,700	5-10	\$7,400	
<i>Deformed/Dented, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : 3rd Floor Apartment Enclosure</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : 3rd Floor Apartment Enclosure</i>								
Wood	3%	0-2	\$9,600	2037	**	5	\$1,600	
<i>Dry Rot/Decay, Extent : Severe, Area Affected : 35%</i>								
<i>Location : 7th Avenue Entry Vestibule And All Window Casings</i>								
Windows								
Aluminum	5%			2048	**	5	\$200	
Metal Louvers	5%	Now	\$8,100	2047	**			
<i>Deformed/Dented, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Openings At Grade</i>								
Wood	15%	Now	\$30,500	2057	**	5	\$3,600	1
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 70%</i>								
<i>Location : 2nd And 3rd Floor Windows Facing South</i>								
<i>Dry Rot/Decay, Extent : Severe, Area Affected : 30%</i>								
<i>Location : 2nd And 3rd Floor Windows Facing South</i>								
<i>Thermally Inefficient, Extent : Severe, Area Affected : 50%</i>								
<i>Location : 2nd And 3rd Floor Windows Facing South</i>								
<i>Weather Strip Missing, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : 2nd And 3rd Floor Windows Facing South</i>								
Wood	75%	Now	\$152,600	2057	**	5	\$18,100	
<i>Dry Rot/Decay, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : 1st And 2nd Floor Windows Facing North, East And West</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : 1st And 2nd Floor Windows Facing North, East And West</i>								
<i>Other Observation, Extent : Light, Area Affected : 40%</i>								
<i>Location : West Facing Windows And Windows At Grade</i>								
<i>Explanation : Protective Metal Grilles</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

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	Priority
Exterior								
Parapets								
Masonry: Brick	60%	0-2	\$95,000	LIFE	**	5	\$2,900	
<i>Parge/Tar Separating, Extent : Light, Area Affected : 25%</i>								
<i>Location : Interior And Exterior Parapet Walls</i>								
<i>Spalling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : East, West And North Walls</i>								
Masonry: Brick	25%			LIFE	**	5-10	\$8,400	
Masonry: Limestone	10%			LIFE	**	5-10	\$6,000	
Slate	5%			LIFE	**	5	\$500	
Roof								
Modified Bitumen	100%	Now	\$230,400	2042	**			
<i>Blisters, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Perimeter Of Roof</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 15%</i>								
<i>Location : At Roof Drain On Main Roof Adjacent To Apartment Wall</i>								
Interior								
Floors								
Ceramic Tile	5%			2035	**	5	\$1,400	
Panel/Paver: Cer/Brk	2%			2040	**	5	\$1,300	
Slate	5%			LIFE	**	5	\$3,000	
Terrazzo	2%			LIFE	**	5	\$900	
Vinyl Tile	66%			2032	\$175,000	3	\$9,200	
Vinyl Tile 9" X 9"	15%			2027	\$51,500	3	\$2,100	
Wood	5%			2047	**	5	\$2,600	
Interior Walls								
Ceramic Tile	5%			2041	**	5	\$1,100	
Glass: Single Pane	3%			LIFE	**	5	\$1,000	
Marble Panels	2%			LIFE	**	10	\$200	
Plaster	75%			LIFE	**	5-10	\$13,900	
Plaster	10%	Now	\$19,600	LIFE	**	5	\$700	
<i>Paint Peeling, Extent : Severe, Area Affected : 100%</i>								
<i>Location : 3rd Floor Apartment</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 10%</i>								
<i>Location : 2nd Floor Childrens Room, 1st Floor Reading Room, Basement Auditorium</i>								
<i>Worn/Eroded, Extent : Severe, Area Affected : 100%</i>								
<i>Location : 3rd Floor Apartment</i>								
Wood	5%			LIFE	**	5	\$8,700	
Ceilings								
Plaster	90%			LIFE	**	5-10	\$43,000	
Plaster	10%	Now	\$40,900	LIFE	**	5	\$1,700	
<i>Paint Peeling, Extent : Severe, Area Affected : 100%</i>								
<i>Location : 3rd Floor Apartment</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 15%</i>								
<i>Location : 2nd Floor Childrens Room, 1st Floor Reading Room, Basement Auditorium</i>								
<i>Worn/Eroded, Extent : Severe, Area Affected : 100%</i>								
<i>Location : 3rd Floor Apartment</i>								

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Estimates are rounded to the nearest hundred dollars.

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

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

**NEW YORK PUBLIC LIBRARY - 035
HUDSON PARK - ECRIC BRANCH LIBRARY**

Asset # : 13340

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	Priority

Site Pavements

Public Sidewalk

Cast in Place Concrete	100%	Now	\$2,600	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		Priority
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	\$1,700	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	\$36,200	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	\$24,600	1		
Conduit	30%			2042	**	1		

Panelboards

Fused Disc Sw	5%			2040	**	5		
Molded Case Bkrs	70%			2031	\$11,700	5	\$300	
Molded Case Bkrs	25%			2040	**	5	\$100	

Wiring

Braided Cloth	70%	2-4	\$21,800	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	\$16,900	5	\$100	
Variable Frequency Drive	50%			2049	**			

Ground

Grounding Devices

Generic	100%	2-4	\$10,700	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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Lighting								
Interior Lighting Fluorescent	95%			2037	**	10	\$15,300	
	<i>Other Observation, Extent : N/A, Area Affected : 95%</i>							
	<i>Location : Throughout The Building</i>							
	<i>Explanation : T-12 Lamps</i>							
Fluorescent	5%			2032	\$9,900	10	\$800	
	<i>Other Observation, Extent : N/A, Area Affected : 100%</i>							
	<i>Location : Upper Floors</i>							
	<i>Explanation : Compact Fluorescent Light</i>							
Egress Lighting Emergency, Battery	50%			2032	\$13,300	10	\$2,100	
Exit, Service	50%			2032	\$1,400	1		
Exterior Lighting Fluorescent	10%			2032	\$6,300	10	\$200	
	<i>Other Observation, Extent : N/A, Area Affected : 100%</i>							
	<i>Location : Front Of The Building</i>							
	<i>Explanation : Compact Fluorescent Light</i>							
No Component	90%							
Alarm								
Security System No Component	80%							
Generic	20%			2032	\$11,900	1	\$1,300	
	<i>Other Observation, Extent : N/A, Area Affected : 100%</i>							
	<i>Location : Hallways</i>							
	<i>Explanation : Intrusion Alarm Only. Motion Sensors</i>							
Fire/Smoke Detection Generic, Digital	100%			2037	**	1-3	\$10,800	
	<i>Other Observation, Extent : N/A, Area Affected : 100%</i>							
	<i>Location : Throughout The Building</i>							
	<i>Explanation : Strobe Lights, Alarm Bells, Manual Pull Stations, Smoke Detectors And Horns</i>							

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source Natural Gas	100%			2052	**	1		
Conversion Equipment Furnace	30%			2037	**	1	\$2,600	
	<i>Other Observation, Extent : Light, Area Affected : 30%</i>							
	<i>Location : Roof</i>							
	<i>Explanation : 2 Rooftop Package Units</i>							
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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Distribution								
Hot Wtr Piping/Pump	70%			2031	\$20,100	4	\$900	
<i>On Extended Life, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout. The Hot Water Piping Are Beyond Their Useful Life Cycle Rating</i>								
No Component	30%							
Terminal Devices								
Convactor/Radiator	70%			2030	\$69,100	1	\$4,000	
<i>On Extended Life, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout. The Hot Water Radiators Are Beyond Their Useful Life Cycle Rating</i>								
No Component	30%							
Air Conditioning								
Energy Source								
Electricity	100%			2040	**	1		
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	70%			2040	**	2	\$800	
<i>Other Observation, Extent : Light, Area Affected : 70%</i>								
<i>Location : Roof</i>								
<i>Explanation : 2 Rooftop Units. R-410a</i>								
Ext Pkg Unit - Heating/Cooling	20%			2037	**	2	\$200	
No Component	10%							
Ventilation								
Distribution								
Ductwork/Diffusers	30%			LIFE	**	2-5	\$4,700	
Ductwork/Diffusers	70%			LIFE	**	2-5	\$10,900	
Exhaust Fans								
Interior	25%			2040	**	2	\$100	
Roof	75%			2040	**	2	\$400	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2042	**	1		
Water Heater								
Gas Fired	100%			2030	\$11,300	2	\$300	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
<i>On Extended Life, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout. The Sanitary Piping Are Beyond Their Useful Life Cycle Rating</i>								
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
<i>On Extended Life, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout. The Storm Drain Piping Are Beyond Their Useful Life Cycle Rating</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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Plumbing								
	Backflow Preventer							
	No Component	90%						
	Generic	10%			2037	**	1	\$100
			<i>Other Observation, Extent : Light, Area Affected : 10%</i>					
			<i>Location : Basement, Water Meter Room</i>					
			<i>Explanation : Backflow Preventer Serves Boiler Only</i>					
<hr/>								
	Fixtures							
	Generic	100%						
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Fire Suppression								
	Sprinkler							
	No Component	90%						
	Generic	10%			2052	**	1-2	\$500
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*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.*

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

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

Print Date : 19-Oct-2021

NEW YORK PUBLIC LIBRARY - FY 2022

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 2023 - 2026	FY 2027 - 2032
Exterior Architecture	\$110,400	
Interior Architecture		\$78,300
Electrical	\$15,400	
Mechanical	\$81,700	
Total	\$207,400	\$78,300
Importance Code A	\$110,400	
Importance Code B	\$97,100	\$78,300
Total	\$207,400	\$78,300

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture	\$2,100			\$8,500
Interior Architecture	\$3,800	\$5,100	\$2,000	\$2,100
Electrical	\$6,600	\$500	\$500	\$22,300
Mechanical	\$1,500	\$1,300	\$5,600	\$1,300
Site Pavements	\$2,700			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$20,700	\$10,900	\$11,900	\$38,100
Importance Code A	\$2,800	\$700	\$700	\$9,200
Importance Code B	\$13,300	\$10,200	\$10,800	\$28,900
Importance Code C	\$4,600		\$400	
Total	\$20,700	\$10,900	\$11,900	\$38,100



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
HUNT'S POINT BRANCH LIBRARY
Asset # : 13341

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	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	\$110,400	LIFE	**	5	\$3,400	1
<i>Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Interior Side Of Parapet Walls</i>								
Masonry: Limestone	3%			LIFE	**	5	\$200	
Metal Panel	2%			2051	**	5	\$300	
Roof								
Built-Up (BUR)	20%			2031	\$46,000	10	\$3,000	
Modified Bitumen	20%			2036	**	10	\$3,000	
Roll Roofing	60%	Now	\$2,100	2027	\$41,900	5	\$7,500	
<i>Water Penetration, Extent : Severe, Area Affected : 2%</i>								
<i>Location : Second Floor Children Community Room And Stair</i>								
Interior								
Floors								
Carpet	50%			2030	\$146,900	3	\$15,400	
Cast in Place Concrete	5%	Now	\$1,200	LIFE	**	5	\$2,200	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement</i>								
Ceramic Tile	5%			2040	**	5	\$1,000	
Vinyl Tile	40%			2031	\$78,300	3	\$3,100	
Interior Walls								
Cast Stone/Terra Cotta	13%			LIFE	**			
Ceramic Tile	2%			2040	**	5	\$800	
Plaster	80%			LIFE	**	5	\$9,900	
Plaster	5%	Now	\$1,900	LIFE	**	5	\$600	
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Second Floor Children Community Room And Stair</i>								
Ceilings								
AcousTile,Adhered	20%			2036	**	5	\$4,100	
Plaster	75%			LIFE	**	5	\$9,600	
Plaster	5%	Now	\$800	LIFE	**	5	\$600	
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Second Floor Children Community Room</i>								
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		Priority
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	\$2,700	2051	**			
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Cracking/Crumbling, Extent : Severe, Area Affected : 100%

Location : Rear Of Building

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	Priority

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2031	\$1,700	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	\$36,200	5	\$400	
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Raceway

Conduit	70%			2031	\$24,600	1		
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Conduit	30%			2051	**	1		
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Panelboards

Fused Disc Sw	5%			2030	\$800	5		
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Molded Case Bkrs	35%			2030	\$5,900	5	\$100	
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Molded Case Bkrs	60%			2047	**	5	\$200	
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Wiring

Braided Cloth	20%	2-4	\$6,200	2056	**	1		
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Insulation Aged, Extent : Moderate, Area Affected : 100%

Location : Throughout

Thermoplastic	50%			2031	\$15,600	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	\$10,200	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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Lighting								
Interior Lighting Fluorescent	70%			2036	**	10	\$8,800	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : First, Second And Third Floor</i>								
Fluorescent	20%			2039	**	10	\$2,500	
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>								
<i>Location : Reading Areas First Floor</i>								
Fluorescent	10%			2026	\$15,400	10	\$1,300	
<i>T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Egress Lighting Exit, Service	100%			2036	**	1		
Exterior Lighting								
HID	20%			2026	\$11,600	10		
No Component	80%							
Alarm								
Security System No Component	70%							
Generic	30%			2036	**	1	\$1,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Reading Areas And Outside</i>								
<i>Explanation : CCTV Surveillance Camera System</i>								
Fire/Smoke Detection No Component	70%							
Generic, Digital	30%			2036	**	1-3	\$2,500	
Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source Natural Gas	100%			2051	**	1		
Conversion Equipment Hot Water Boiler	100%			2044	**	1	\$6,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 1 Natural Gas Fired Hot Water Boiler</i>								
Distribution Hot Wtr Piping/Pump	100%			2039	**	4	\$1,000	
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		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Air Conditioning								
Conversion Equipment								
	Exterior Pkg Unit - Cooling	70%			2026	\$81,700	2	\$600
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Roof</i>						
		<i>Explanation : 4 Units R-410a</i>						
	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
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Mechanical Room</i>						
		<i>Explanation : The Air Handling Equipment Serves The Library Ventilation Needs</i>						
Plumbing								
H/C Water Piping								
	Brass/Copper	100%			2051	**	1	
Water Heater								
	Gas Fired	100%			2029	\$8,800	2	\$200
		<i>Recent Installation, Extent : N/A, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
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
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : Boiler Only</i>						
Fixtures								
	Generic	100%						
Vertical Transport								
Elevators								
	Hydraulic	100%			LIFE	**		
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : From 1st To 2nd Floor</i>						
		<i>Explanation : 1 Unit</i>						

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

Estimates are rounded to the nearest hundred dollars.

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

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

Print Date : 19-Oct-2021

NEW YORK PUBLIC LIBRARY - FY 2022

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 2023 - 2026	FY 2027 - 2032
Exterior Architecture	\$279,900	\$204,000
Electrical	\$9,700	\$386,200
Mechanical	\$140,400	\$256,800
Total	\$430,000	\$847,100
Importance Code A	\$420,300	\$204,000
Importance Code B	\$9,700	\$643,100
Total	\$430,000	\$847,100

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture	\$62,100	\$300		
Interior Architecture	\$14,200	\$3,500		\$1,200
Electrical	\$2,300	\$1,200	\$1,500	\$1,400
Mechanical	\$23,500	\$3,300	\$3,300	\$45,900
Site Enclosure	\$18,600			
Site Pavements	\$8,500			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$133,200	\$12,200	\$8,800	\$52,500
Importance Code A	\$76,200	\$1,200	\$900	\$900
Importance Code B	\$35,400	\$11,100	\$7,900	\$51,600
Importance Code C	\$21,700			
Total	\$133,200	\$12,200	\$8,800	\$52,500



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

NEW YORK PUBLIC LIBRARY - 035
INWOOD BRANCH LIBRARY
Asset # : 13342

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	Priority
Exterior								
Exterior Walls								
Masonry: Brick	64%	2-4	\$59,200	LIFE	**	5	\$17,500	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Graffiti, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : South And East Facades</i>								
<i>Vegetation Growth, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : East Facade</i>								
Masonry: Brick Cavity	20%	2-4	\$11,500	LIFE	**	5	\$5,500	
<i>Graffiti, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : North And East Facades</i>								
Masonry: Limestone	3%	2-4	\$5,000	LIFE	**	5	\$600	
<i>Joint Mortar Miss/Erod, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Metal Panel	5%			2048	**	5-10	\$9,400	
Granite Panels	3%	4+	\$6,100	LIFE	**	5	\$600	
<i>Joint Mortar Miss/Erod, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Pre-Cast Concrete	3%			LIFE	**	5	\$2,700	
Slate Panels	2%	2-4	\$3,200	LIFE	**	5	\$400	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Decorative Panels - East And West Facades</i>								
Windows								
Aluminum	82%	2-4	\$159,800	2053	**	5	\$1,700	
<i>Corrosion/Rusting, Extent : Light, Area Affected : 50%</i>								
<i>Location : Throughout Original Building On First And Second Floors</i>								
<i>Unit Inoperable, Extent : Moderate, Area Affected : 75%</i>								
<i>Location : Throughout Original Building On First And Second Floors</i>								
Aluminum	15%			2044	**	5	\$600	
Metal Louvers	3%			2031		10	\$800	
Parapets								
Masonry: Brick	70%	Now	\$61,000	LIFE	**	5	\$3,100	
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Throughout</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Northwest And Southeast Corners</i>								
<i>Vertical Cracks, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Interior Parapet Walls</i>								
Masonry: Limestone	10%	Now	\$10,500	LIFE	**	5	\$600	
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Underside Of Coping</i>								
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Coping</i>								
<i>Vegetation Growth, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Coping Stones</i>								
No Component	20%							

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NEW YORK PUBLIC LIBRARY - 035
INWOOD BRANCH LIBRARY
Asset # : 13342

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	Priority
Exterior								
Roof								
Built-Up (BUR)	80%	0-2	\$20,400	2028	\$204,000			
<i>Drains Clogged, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Adjacent To Bulkhead</i>								
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Perimeter Flashing</i>								
<i>Ponding, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Roof Sliver Between Original Building And Addition</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : At Curbing For Roof Penetrations</i>								
Metal Panel	18%			2041	**	10	\$5,500	
Skylight, Metal/Glass	2%	4+	\$2,800	2038	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Interior Side Of Curbing</i>								
Interior								
Floors								
Carpet	10%			2027	\$35,100	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	**	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	\$11,100	2041	**	5	\$7,700	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 15%</i>								
<i>Location : Throughout First And Seconf Floor Reading Areas</i>								
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	\$18,600	2058	**			
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Impact Damage, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Rear Yard</i>								
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		Priority
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	\$8,500	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		Priority
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	**	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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Lighting								
Interior Lighting								
Fluorescent	45%			2028	\$87,600	10	\$7,200	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Reading Areas And Offices</i>								
Fluorescent	40%			2028	\$77,900	10	\$6,400	
<i>T-5 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Reading Areas</i>								
Fluorescent	10%			2028	\$19,500	10	\$1,600	
<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement And Hallways</i>								
Fluorescent	5%			2023	\$9,700	10	\$800	
<i>T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Egress Lighting								
Emergency, Battery	50%			2028	\$13,100	10	\$2,100	
Exit, LED	50%			2043	**	1		
Exterior Lighting								
HID	20%			2028	\$14,700	10		
No Component	80%							
Alarm								
Security System								
No Component	70%							
Generic	30%			2028	\$17,600	1	\$1,900	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Reading Areas</i>								
<i>Explanation : CCTV Surveillance Cameras</i>								
Fire/Smoke Detection								
Generic, Digital	100%			2028	\$201,300	1-3	\$10,700	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Strobe Lights, Alarm Bells, Manual Pull Stations, Smoke Detectors And Horns</i>								

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Natural Gas	100%			2048	**	1		
<i>Other Observation, Extent : Light, Area Affected : 1%</i>								
<i>Location : Basement</i>								
<i>Explanation : The Condemn Oil Tank Still Remains In The Basement</i>								
Conversion Equipment								
Hot Water Boiler	100%	Now	\$14,000	2026	\$140,400	1	\$7,700	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : One Unit. It Goes Down Every Other Week According To Maintenance Staff.</i>								

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NEW YORK PUBLIC LIBRARY - 035
INWOOD BRANCH LIBRARY
Asset # : 13342

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Distribution								
Hot Wtr Piping/Pump	100%			2036	**	4	\$1,300	
Terminal Devices								
Air Handler	60%			2028	\$153,600	1	\$6,400	
Convactor/Radiator	40%			2033	**	1	\$2,200	
Air Conditioning								
Energy Source								
Electricity	100%			2036	**	1		
Conversion Equipment								
Reciprocating Compr/Chiller	20%			2028	\$30,900	1	\$1,600	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 20%</i>								
<i>Location : 1 Unit, Basement</i>								
Exterior Pkg Unit - Cooling	70%			2028	\$103,200	2	\$700	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 70%</i>								
<i>Location : 2 Units, Roof</i>								
No Component	10%							
Terminal Devices								
Air Handler/Dir Expansion	20%			2028	\$36,600	1		
No Component	80%							
Heat Rejection								
Air Cooled Condenser Unit	20%			2028	\$6,600	2	\$2,400	
No Component	80%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%	Now	\$8,400	LIFE	**	2-5	\$9,700	
<i>Corroded, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Roof</i>								
Exhaust Fans								
Interior	30%			2028	\$19,400	2	\$200	
Roof	70%			2028	\$21,200	2	\$400	
Plumbing								
H/C Water Piping								
Brass/Copper	60%			2038	**	1		
Galvanized Steel	40%			2026	\$32,000	1		
Water Heater								
Gas Fired	100%			2026	\$11,100	2	\$300	
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
INWOOD BRANCH LIBRARY
Asset # : 13342

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Vertical Transport	Elevators							
	Hydraulic	100%			LIFE		**	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement To 2nd Floor</i>								
<i>Explanation : One Unit</i>								
Fire Suppression	Sprinkler							
	No Component	70%						
	Generic	30%			2054		**	1-2 \$1,500

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Print Date : 19-Oct-2021

NEW YORK PUBLIC LIBRARY - FY 2022

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 2023 - 2026	FY 2027 - 2032
Exterior Architecture	\$130,400	
Interior Architecture	\$145,200	\$183,900
Electrical	\$78,200	\$252,000
Mechanical	\$29,800	\$924,100
Site Pavements		\$134,600
Total	\$383,600	\$1,494,700
Importance Code A	\$130,400	
Importance Code B	\$253,200	\$1,438,900
Importance Code C		\$55,800
Total	\$383,600	\$1,494,700

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture	\$12,100		\$400	\$600
Interior Architecture	\$76,100		\$1,600	\$4,500
Electrical	\$35,600	\$600	\$600	\$28,300
Mechanical	\$30,100	\$7,800	\$6,300	\$8,000
Site Pavements	\$61,100			
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Total	\$222,900	\$16,300	\$16,700	\$49,300
Importance Code A	\$14,200	\$2,100	\$2,500	\$2,700
Importance Code B	\$161,000	\$14,300	\$14,200	\$45,800
Importance Code C	\$47,700			\$800
Total	\$222,900	\$16,300	\$16,700	\$49,300



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NEW YORK PUBLIC LIBRARY - 035
JEFFERSON MARKET BRANCH LIBRARY
Asset # : 13343

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	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	
<i>Recent Replace Evident, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Basement Windows</i>								
Aluminum	15%			2036	**	5	\$1,200	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : First, Second And Third Floors</i>								
<i>Explanation : These Components Are Stained Glass Windows</i>								
Bronze/Brass	75%	Now	\$130,400	2036	**	5	\$19,200	
<i>Air Infiltration, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Windows Throughout</i>								
<i>Hardware Missing, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Windows Throughout</i>								
<i>Weather Strip Missing, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Windows Throughout</i>								
Roof								
Copper/Terne	15%			2063	**	10	\$12,100	
Slate	85%			LIFE	**			
<i>Recent Repair Evident, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Decorative Slate Roof Throughout</i>								
Interior								
Floors								
Carpet	10%	Now	\$48,100	2030	\$48,100	3	\$4,700	
<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : 1st And 2nd Floor Auditorium Spaces</i>								
Cast in Place Concrete	5%			LIFE	**	5	\$3,400	
Ceramic Tile	5%			2031	\$36,500	5	\$1,600	
Terrazzo	5%			LIFE	**	5	\$1,200	
Vinyl Tile	40%			2028	\$128,100	3	\$4,700	
Vinyl Tile 9" X 9"	35%	0-2	\$14,500	2023	\$145,200	3	\$4,100	
<i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Basement Research Area</i>								

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NEW YORK PUBLIC LIBRARY - 035
JEFFERSON MARKET BRANCH LIBRARY
Asset # : 13343

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Interior Walls								
Ceramic Tile	3%			2031	\$55,800	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	\$13,500	LIFE	**	5	\$8,300	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Second Floor Toilet And Fire Stair</i>								
Wood	8%			LIFE	**	5	\$17,800	
Ceilings								
Exposed Struc: Concrete	5%			LIFE	**	5	\$300	
Masonry: Infill Arch	10%			LIFE	**			
<i>Recent Repair Evident, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Basement Reading Area</i>								
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	\$26,900	2031	\$134,600			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Various Locations Along 6th Avenue And W. 10th Street</i>								
On-Site Walkways								
Cast in Place Concrete	87%	Now	\$1,300	2033	**			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Walkway Adjacent To Garden In Rear Of Building</i>								
Masonry: Granite	13%	0-2	\$3,900	LIFE	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Entry Landing At South End Fronting 6th Avenue</i>								
Parking/Driveway								
Cast in Place Concrete	100%	Now	\$29,000	2048	**			
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Parking Area Adjacent To W 10th Street</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	

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NEW YORK PUBLIC LIBRARY - 035
JEFFERSON MARKET BRANCH LIBRARY
Asset # : 13343

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%			2028	\$3,100	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : No Available Nameplate Rating Capacity</i>								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2028	\$39,200	5	\$500	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 2- Vertical Sections</i>								
Raceway								
Conduit	100%			2028	\$38,000	1		
Panelboards								
Molded Case Bkrs	95%			2027	\$25,900	5	\$500	
Molded Case Bkrs	5%			2036	**	5		
Wiring								
Braided Cloth	80%	2-4	\$26,900	2053	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	20%			2038	**	1		
Motor Controllers								
Locally Mounted	50%			2026	\$27,500	5	\$100	
Variable Frequency Drive	50%			2045	**			
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$300	
Lighting								
Interior Lighting								
Fluorescent	20%			2028	\$50,400	10	\$3,800	
<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement And Upper Floors</i>								
Fluorescent	80%			2028	\$201,600	10	\$15,200	
<i>T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Egress Lighting								
Emergency, Battery	50%			2028	\$17,000	10	\$2,500	
Exit, Service	50%			2028	\$1,800	1		
Exterior Lighting								
Incandescent	10%			2023	\$8,100	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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Alarm

Security System

No Component

70%

Generic

30%

2028

\$22,800

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

\$78,200 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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

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

\$900

Steam Piping/Pump

40%

2038

* *

Terminal Devices

Air Handler

5%

2023

\$16,600

1

\$600

Air Handler

15%

2033

* *

1

\$1,900

Fan Coil Unit/Heat

80%

2028

\$282,400

1

\$5,400

Air Conditioning

Energy Source

Electricity

100%

2036

* *

1

Conversion Equipment

Reciprocating

100%

2028

\$200,100

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

\$1,000

Pipe/Pump

Terminal Devices

Air Handler/Cool/Ht

5%

2023

\$13,200

1

\$600

Air Handler/Cool/Ht

15%

2033

* *

1

\$1,900

Fan Coil - 4 Pipe

80%

2028

\$441,600

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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
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	**	2	\$100	
Interior	5%			2023	\$4,200	2		
Roof	5%	Now	\$100	2028	\$2,000	2		
<i>Not in Service, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Roof</i>								
No Component	75%							
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2038	**	1		
Water Heater								
Electric	100%			2027	\$20,800	4	\$200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : 1 Unit. 1 Reserved Gas Fire Unit Not Connected To Flue Pipe</i>								
Sanitary Piping								
Cast Iron	100%	0-2	\$17,300	LIFE	**	1		
<i>Blockage /Clogged, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Basement</i>								
<i>On Extended Life, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Drainage, Especially In Kitchen</i>								
Sump Pump(s)								
Non-Submersible	100%			2023	\$3,600	4	\$700	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement To 3rd Floor</i>								
<i>Explanation : 2 Units</i>								
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 : 19-Oct-2021

NEW YORK PUBLIC LIBRARY - FY 2022

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 2023 - 2026	FY 2027 - 2032
Mechanical		\$153,200
Total		\$153,200
Importance Code B		\$153,200
Total		\$153,200

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture	\$12,000			\$3,900
Interior Architecture		\$5,100	\$200	
Electrical	\$200	\$300	\$200	\$8,000
Mechanical	\$2,800	\$1,600	\$5,600	\$1,600
Site Pavements	\$700			
Total	\$15,800	\$7,000	\$6,000	\$13,500
Importance Code A	\$12,400	\$400	\$400	\$4,400
Importance Code B	\$3,400	\$6,600	\$5,400	\$9,100
Importance Code C			\$200	
Total	\$15,800	\$7,000	\$6,000	\$13,500



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

NEW YORK PUBLIC LIBRARY - 035
JEROME PARK BRANCH LIBRARY
Asset # : 13344

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	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+	\$12,000	2036	**			
<i>Ponding, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Main Roof</i>								
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+	\$700	2044	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Eames Place</i>								
On-Site Walkways								
Asphalt	100%			2027			\$17,400	

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		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%			2041	**	5	\$200	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Electrical Room</i>						
		<i>Explanation : One 400 Ampere Main Disconnect Switch</i>						
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	
		<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>						
		<i>Location : First, Second Floor And Basement</i>						
Fluorescent	30%			2036	**	10	\$2,000	
		<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>						
		<i>Location : First And Second Floor</i>						
Egress Lighting								
Emergency, Battery	50%			2036	**	10	\$900	
Exit, Service	50%			2036	**	1		
Exterior Lighting								
HID	30%			2031		10	\$9,400	
No Component	70%							
Alarm								
Security System								
No Component	70%							
Generic	20%			2036	**	1	\$600	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : First, Second And Outside</i>						
		<i>Explanation : Surveillance Camera CCTV</i>						
Generic	10%			2031		1	\$300	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Exit Doors</i>						
		<i>Explanation : Intrusion Alarm And Motion Sensor</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
JEROME PARK BRANCH LIBRARY
Asset # : 13344

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	

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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

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

\$500

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

\$66,000

1

\$3,400

Compr/Chiller

Distribution

Ductwork/Diffusers

100%

LIFE

* *

2

\$9,600

Terminal Devices

Air Handler/Cool/Ht

100%

2031

\$87,200

1

\$4,600

Heat Rejection

Dry Cooler

100%

2031

\$42,300

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

Gas Fired

100%

2029

\$4,700

2

\$100

*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		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Plumbing								
	Sanitary Piping							
	Cast Iron	100%			LIFE	**	1	
	Storm Drain Piping							
	Cast Iron	100%			LIFE	**	1	
	Sump Pump(s)							
	Non-Submersible	100%			2031	\$1,200	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 : 19-Oct-2021

NEW YORK PUBLIC LIBRARY - FY 2022

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 2023 - 2026	FY 2027 - 2032
Exterior Architecture		\$105,700
Total		\$105,700
Importance Code A		\$105,700
Total		\$105,700

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture	\$76,400			
Interior Architecture	\$104,500		\$900	\$1,100
Electrical	\$700	\$300	\$400	\$300
Mechanical	\$5,000	\$700	\$2,300	\$700
Site Enclosure	\$800		\$1,900	
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$191,300	\$4,900	\$9,400	\$6,100
Importance Code A	\$77,000	\$600	\$600	\$600
Importance Code B	\$73,900	\$4,300	\$6,900	\$4,900
Importance Code C	\$40,400		\$1,900	\$600
Total	\$191,300	\$4,900	\$9,400	\$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		Priority
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+	\$14,000	LIFE	**	5	\$52,800	
<i>Water Penetration, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Elevator Shaft Structure</i>								
Masonry: Brick	25%			LIFE	**	5	\$26,400	
Metal/Glass Curt Wall	32%			LIFE	**	5	\$63,400	
Metal Panel	20%			2052	**	5-10	\$72,600	
Window Wall	3%			2052	**	5	\$5,900	
Parapets								
Pre-Cast Concrete	30%			LIFE	**	5	\$12,800	
No Component	70%							
<i>Other Observation, Extent : N/A, Area Affected : 0%</i>								
<i>Location : Edge Of Roof</i>								
<i>Explanation : Metal Guard Railing</i>								
Roof								
Green, Roof Inaccessible	65%			LIFE	**			
IRMA/Protected Membrane	20%	4+	\$4,700	2037	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : First Floor Near Emergency Exit At East Side</i>								
Sloped Glazing	15%	0-2	\$5,200	LIFE	**	5	\$26,500	
<i>Other Observation, Extent : Light, Area Affected : 5%</i>								
<i>Location : Window Hatches</i>								
<i>Explanation : Non-operational</i>								
Soffits								
Pre-Cast Concrete	100%			LIFE	**	5	\$2,200	
Interior								
Floors								
Carpet	5%			2031	\$15,200	3	\$1,600	
Cast in Place Concrete	35%	4+	\$2,200	LIFE	**	5	\$16,200	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : First Floor At Column Junctions</i>								
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Polished Concrete</i>								
Cast in Place Concrete	40%			LIFE	**	5	\$37,100	
Ceramic Tile	5%			2041	**	5	\$1,100	
Vinyl Tile	15%			2037	**	3	\$1,200	
Interior Walls								
Cast in Place Concrete	50%			LIFE	**	10	\$28,500	
Ceramic Tile	5%			2041	**	5	\$1,100	
Concrete Masonry Unit	10%			LIFE	**	5	\$1,800	
Glass: Single Pane	5%			LIFE	**	5	\$1,700	
Gypsum Board	15%			LIFE	**	5-10	\$5,800	
Metal Panel	10%			LIFE	**	10	\$1,000	
Wood	5%			LIFE	**	5	\$9,100	

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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Ceilings								
Exposed Struc: Concrete	5%			LIFE	**	5-10	\$1,300	
Gypsum Board	10%			LIFE	**	5-10	\$7,300	
Metal Panel	75%			LIFE	**	5	\$39,700	
Wood	10%			LIFE	**	5	\$37,100	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Community Room, Childrens Story Room</i>								
<i>Explanation : Suspended Wood Slat Ceiling</i>								
Site Enclosure								
Fence/Gates								
Aluminum Rail	30%			2045	**	5-10	\$3,100	
<i>Other Observation, Extent : N/A, Area Affected : 70%</i>								
<i>Location : Roof</i>								
<i>Explanation : Guard Railing</i>								
Iron Picket	70%	4+	\$800	2067	**			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Security Gate Does Not Operate At Main Entrance</i>								
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Fence Anchor Points At Shoes.</i>								
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		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 800 Ampere Main Disconnect Switch</i>								
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		Priority	
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	\$400	
Lighting								
Interior Lighting								
Fluorescent	88%			2037	**	10	\$10,100	
			<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Throughout The Building</i>					
Fluorescent	10%			2037	**	10	\$1,100	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Basement And First Floor</i>					
			<i>Explanation : Compact Fluorescent Light Fixtures</i>					
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	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Main Entrance</i>					
			<i>Explanation : Compact Fluorescent Light Fixtures</i>					
HID	10%			2037	**	10		
No Component	80%							
Alarm								
Security System								
No Component	80%							
Generic	10%			2037	**	1	\$500	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Inside And Outside The Building</i>					
			<i>Explanation : CCTV Surveillance Cameras</i>					
Generic	10%			2037	**	1	\$500	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Reading Area 1st Floor And Basement</i>					
			<i>Explanation : Intrusion Alarm And Motion Sensor</i>					
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2037	**	1-3	\$2,300	
			<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, Fire Alarm Panel And Horns</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
KINGSBRIDGE BRANCH LIBRARY
Asset # : 14728

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Natural Gas	100%			2052	**	1		
Conversion Equipment								
Furnace	100%			2037	**	1	\$6,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : 2 Rooftop Package Units</i>								
Air Conditioning								
Energy Source								
Electricity	100%			2054	**	1		
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	100%			2037	**	2	\$800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : 2 Rooftop Package Units. R-410a</i>								
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$11,000	
Exhaust Fans								
Roof	100%			2037	**	2	\$400	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2052	**	1		
Water Heater								
Electric	100%			2030	\$11,600	4	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Mechanical Room</i>								
<i>Explanation : One Tank</i>								
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2037	**	4	\$300	
Sewage Ejector(s)								
Electric	100%			2037	**	4	\$500	
Backflow Preventer								
Generic	100%			2037	**	1	\$800	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Lobby To 1st Floor</i>								
<i>Explanation : One Unit</i>								

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

**NEW YORK PUBLIC LIBRARY - 035
KINGSBRIDGE BRANCH LIBRARY
Asset # : 14728**

Print Date : 19-Oct-2021

NEW YORK PUBLIC LIBRARY - FY 2022

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 : 06-Nov-2018 Landmark Status : NONE
 Areas Surveyed : Basement, Roof, Floors 1,2
 Block : 886 Lot : 51 BIN : 1018325

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Exterior Architecture	\$244,700	\$94,600
Electrical		\$84,400
Mechanical	\$212,600	\$69,400
Total	\$457,300	\$248,500
Importance Code A	\$320,800	\$94,600
Importance Code B	\$136,500	\$153,900
Total	\$457,300	\$248,500

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture	\$95,600			
Interior Architecture	\$28,200	\$100		\$3,600
Electrical	\$40,800	\$700	\$1,000	\$900
Mechanical	\$35,900	\$1,000	\$2,600	\$1,400
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$204,500	\$5,800	\$7,600	\$9,800
Importance Code A	\$95,600	\$500	\$600	\$500
Importance Code B	\$107,600	\$5,300	\$7,000	\$9,300
Importance Code C	\$1,300	\$100		
Total	\$204,500	\$5,800	\$7,600	\$9,800



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

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	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	2%	2-4	\$400	LIFE	**	5	\$1,700	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Along Base Of Building</i>								
Cast Stone/Terra Cotta	3%	Now	\$8,200	LIFE	**	5	\$4,000	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Window Sills 2nd Floor</i>								
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Window Sills Throughout</i>								
Masonry: Brick	85%	Now	\$24,800	LIFE	**	5	\$14,700	
<i>Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Below Windows Throughout</i>								
<i>Spalling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : North Side</i>								
Window Wall	10%	Now	\$93,200	2060	**	5	\$3,200	
<i>Air Infiltration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Main Entrance</i>								
<i>Dry Rot/Decay, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Main Entrance</i>								
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 90%</i>								
<i>Location : Main Entrance And Reading Area,</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 75%</i>								
<i>Location : Main Entrance And Reading Area,</i>								
<i>Weather Strip Missing, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Main Entrance And Reading Area,</i>								
<i>Other Observation, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Main Entrance</i>								
<i>Explanation : Being Repaired With Duct Tape</i>								
Windows								
Aluminum	35%	Now	\$20,400	2038	**	5	\$400	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout 1st And 2nd Floor</i>								
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 90%</i>								
<i>Location : Throughout 1st And 2nd Floor</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout 1st And 2nd Floor</i>								
Steel	65%	Now	\$28,400	2029	\$94,600	5	\$10,100	1
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : All Windows Are Single Pane</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
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	
Exterior								
Parapets								
Cast Stone/Terra Cotta	5%	2-4	\$1,200	LIFE	**	5	\$300	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Copper/Terne	5%	2-4	\$1,300	2050	**	5	\$100	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Loose/Miss Fasteners, Extent : Light, Area Affected : 20%</i>								
<i>Location : At Adjoining Building, Side And Rear Of Roof</i>								
Masonry: Brick	85%	2-4	\$9,600	LIFE	**	5	\$700	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Metal Rail	5%	2-4	\$300	2035	**	5	\$300	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Upper Roof</i>								
Roof								
Metal Panel	5%			2043	**	10	\$1,000	
Modified Bitumen	95%	Now	\$151,500	2040	**			
<i>Blisters, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Drains Clogged, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Ponding, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Seams Open/Split, Extent : Light, Area Affected : 5%</i>								
<i>Location : Upper Roof Northeast Corner</i>								
Soffits								
Cast in Place Concrete	100%			LIFE	**	5		
Interior								

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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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Carpet	50%			2029	\$64,800	3	\$9,100	
Cast in Place Concrete	10%	0-2	\$500	LIFE	**	5	\$2,000	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout Basement</i>								
Ceramic Tile	5%	4+	\$1,000	2039	**	5	\$200	
<i>Worn/Eroded, Extent : Light, Area Affected : 15%</i>								
<i>Location : Toilets Throughout</i>								
Panel/Paver: Cer/Brk	10%			2046	**	5	\$2,000	
Vinyl Tile	25%	Now	\$21,600	2040	**	3	\$800	
<i>Loose/Delam Surface, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Office And Workroom</i>								
<i>Patching Evident, Extent : Light, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Reading Area 1st Floor</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Interior Walls								
Cast in Place Concrete	10%			LIFE	**			
<i>Paint Peeling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Basement Mechanical Area</i>								
Ceramic Tile	5%			2039	**	5	\$200	
Concrete Masonry Unit	80%	Now	\$1,300	LIFE	**	5	\$1,000	
<i>Vertical Cracks, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Rear Stair, First Floor</i>								
Masonry: Brick	5%			LIFE	**			
Ceilings								
AcousTileSusp.Lay-In	10%			2043	**	5	\$1,000	
Exposed Struc: Concrete	85%			LIFE	**	5	\$1,300	
<i>Paint Peeling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Bulkhead Stair And Basement</i>								
Gypsum Board	5%	Now	\$1,100	LIFE	**	5	\$600	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Reading Area 1st Floor, Children Area 2nd Floor</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Reading Area 1st Floor, Children Area 2nd Floor</i>								
Site Enclosure								
Fence/Gates								
Iron Picket	100%			2050	**			
Retaining Walls								
Cast in Place Concrete	100%			2065	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2043	**			

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
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%			2043	**			
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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%			2040	**	5	\$200	
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*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room**Explanation : The Service Equipment Includes One 400 Amperes Main Disconnect Switch.*

Switchgear / Switchboard

Molded Case Bkrs	100%			2040	**	5	\$200	
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Raceway

Conduit	95%			2040	**	1		
Conduit	5%			2056	**	1		

Panelboards

Fused Disc Sw	10%			2038	**	5		
Molded Case Bkrs	90%			2038	**	5	\$200	

Wiring

Thermoplastic	95%			2040	**	1		
Thermoplastic	5%			2056	**	1		

Motor Controllers

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

Grounding Devices

Generic	100%			LIFE	**	5	\$100	
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Lighting

Interior Lighting

Fluorescent	50%			2030	\$52,800	10	\$4,300	
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*Other Observation, Extent : Light, Area Affected : 100%**Location : Throughout**Explanation : Fixtrures Are T-12 Lamps Type. They Are Obsolete But Operational.*

Fluorescent	30%			2030	\$31,700	10	\$2,600	
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*Other Observation, Extent : Light, Area Affected : 100%**Location : 1st, 2nd Floor**Explanation : The Compact Fluorescent Are In Satisfactory Condition.*

Incandescent	20%			2030	\$21,100	2		
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Egress Lighting

Emergency, Battery	50%			2030	\$7,100	10	\$1,100	
Exit, Service	50%			2030	\$800	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.

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NEW YORK PUBLIC LIBRARY - 035
KIPS BAY BRANCH LIBRARY
Asset # : 13345

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	

Lighting

Exterior Lighting

HID

100%	Now	\$39,800	2040	**		
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*Other Observation, Extent : Light, Area Affected : 100%**Location : Building Exterior**Explanation : The Exterior Fixtures Are Not Operational.*

Alarm

Security System

No Component

40%

Generic

60%

2035

**

1

\$2,100

Fire/Smoke Detection

Generic, Analog

100%

2035

**

1-3

\$6,000

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
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Heating

Energy Source

Natural Gas

100%

2050

**

1

Conversion Equipment

Hot Water Boiler

100%

0-2

\$76,100

2050

**

1

\$4,200

*On Extended Life, Extent : Severe, Area Affected : 100%**Location : One Unit, Basement*

Distribution

Hot Wtr Piping/Pump

100%

2038

**

4

\$500

Terminal Devices

Air Handler

50%

2030

\$69,400

1

\$2,900

Convactor/Radiator

50%

2043

**

1

\$1,500

Air Conditioning

Energy Source

Electricity

100%

2046

**

1

Conversion Equipment

Int Pkg Unit -

Heating/Cooling

65%

0-2

\$136,500

2035

**

2

\$300

*Damaged, Extent : Severe, Area Affected : 100%**Location : Basement**R-22 Refrigerant, Extent : Light, Area Affected : 100%**Location : Basement*

Exterior Pkg Unit -

Cooling

30%

2030

\$24,000

2

\$200

Split Unit

5%

2035

**

Heat Rejection

Dry Cooler

65%

0-2

\$34,900

2040

**

2

\$3,400

*Corroded, Extent : Severe, Area Affected : 100%**Location : Roof*

No Component

35%

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
KIPS BAY BRANCH LIBRARY
Asset # : 13345

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$5,200	
Exhaust Fans								
Interior	70%			2030	\$24,600	2	\$200	
Roof	30%	Now	\$500	2030	\$4,900	2	\$100	
<i>Unit Inoperable, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Roof, Serves Bathrooms - One Unit Is Removed</i>								
Plumbing								
H/C Water Piping								
Galvanized Steel	100%			2043	**	1		
Water Heater								
Gas Fired	100%			2029	\$6,000	2	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 40 Gallon Unit</i>								
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2030	\$1,500	4	\$200	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1st To 2nd Floor</i>								
<i>Explanation : 1 Unit</i>								
Fire Suppression								
Sprinkler								
No Component	85%							
Generic	15%			2050	**	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 : 19-Oct-2021

NEW YORK PUBLIC LIBRARY - FY 2022

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 2023 - 2026	FY 2027 - 2032
Exterior Architecture	\$4,346,600	\$674,800
Interior Architecture	\$524,700	
Electrical	\$73,700	\$1,316,900
Mechanical		\$121,500
Site Enclosure	\$64,100	
Total	\$5,009,200	\$2,113,200
Importance Code A	\$4,346,600	\$674,800
Importance Code B	\$524,300	\$1,438,500
Importance Code C	\$138,300	
Total	\$5,009,200	\$2,113,200

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture				\$27,200
Interior Architecture	\$19,400	\$100,600	\$4,900	\$2,000
Electrical	\$11,600	\$3,400	\$3,000	\$61,200
Mechanical	\$27,200	\$21,800	\$32,500	\$36,500
Site Enclosure				
Elevators/Escalators	\$19,700	\$19,700	\$19,700	\$19,700
Total	\$77,900	\$145,600	\$60,200	\$146,700
Importance Code A	\$3,200	\$3,200	\$5,200	\$30,700
Importance Code B	\$74,700	\$142,300	\$55,000	\$115,900
Importance Code C				
Total	\$77,900	\$145,600	\$60,200	\$146,700



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
LIBRARY FOR THE PERFORMING ARTS LINCOLN CENTER

Asset # : 1926

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	Priority
Exterior								
Exterior Walls								
Masonry: Travertine	55%	0-2	\$834,800	LIFE	**			
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Pre-Cast Concrete	10%	Now	\$91,800	LIFE	**	5	\$80,500	
<i>Vertical Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Penthouse</i>								
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	\$2,944,800	10	\$193,500	
Plaza Roof: Stone Panels	10%	Now	\$119,000	2051	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : 1st Floor Plaza Deck Leaking Into 3 Mezzanine Locations</i>								
Skylight, Metal/Glass	8%			2051	**	10	\$64,500	
Soffits								
Cast in Place Concrete	100%			LIFE	**	5	\$367,200	
Interior								
Floors								
Carpet	35%			2030	\$985,000	3	\$103,200	
Cast in Place Concrete	5%			LIFE	**	5	\$21,500	
Ceramic Tile	5%			2040	**	5	\$9,800	
Terrazzo	25%	0-2	\$256,200	LIFE	**	5	\$38,400	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Main Stairs</i>								
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : 3rd Floor Corridor</i>								
Vinyl Tile	17%			2036	**	3	\$12,500	
Vinyl Tile 9" X 9"	8%	Now	\$19,400	2026	\$194,300	3	\$5,900	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 15%</i>								
<i>Location : Mezzanine Level And Third Floor Stacks</i>								
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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Interior

Interior Walls

Cast in Place Concrete	10%	Now	\$74,200	LIFE	**			
<i>Water Penetration, Extent : Severe, Area Affected : 2%</i>								
<i>Location : Cellar Near Incoming Electrical Cables</i>								
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	
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Other Observation, Extent : Light, Area Affected : 100%

Location : Main Roof

Explanation : Metal Guard Railing

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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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	75%			2031	\$17,500	5	\$400	
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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	
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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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NEW YORK PUBLIC LIBRARY - 035
LIBRARY FOR THE PERFORMING ARTS LINCOLN CENTER

Asset # : 1926

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								
Transformers								
	Dry Type	70%			2044	**	5	\$300
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room Basement</i>								
<i>Explanation : Two 300 Kilovolt Ampere 480/277hv-208/120lv</i>								
	Dry Type	30%			2044	**	5	\$100
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room Basement</i>								
<i>Explanation : One 750 Kilovolt Ampere 480/277hv-208/120lv</i>								
Switchgear / Switchboard								
	Fused Disc Sw	80%			2031	\$72,800	5	\$500
	Fused Disc Sw	10%			2051	**	5	\$100
	Molded Case Bkrs	10%			2051	**	5	\$300
Raceway								
	Conduit	20%			2051	**	1	
	Conduit	80%			2031	\$74,500	1	
Panelboards								
	Fused Disc Sw	5%			2030	\$2,900	5	\$200
	Molded Case Bkrs	30%			2030	\$17,600	5	\$1,000
	Molded Case Bkrs	65%			2047	**	5	\$2,200
Wiring								
	Braided Cloth	10%	2-4	\$9,200	2056	**	1	
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
	Thermoplastic	30%			2051	**	1	
	Thermoplastic	60%			2031	\$54,900	1	
Motor Controllers								
	Locally Mounted	40%			2029	\$108,400	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.

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**NEW YORK PUBLIC LIBRARY - 035
LIBRARY FOR THE PERFORMING ARTS LINCOLN CENTER**

Asset # : 1926

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	
Lighting								
Interior Lighting								
Fluorescent	55%			2031	\$811,200	10	\$66,300	
			<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Throughout The Building</i>					
Fluorescent	20%			2036	**	10	\$24,100	
			<i>T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Offices 3rd Floor</i>					
Fluorescent	5%			2026	\$73,700	10	\$6,000	
			<i>T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Basement</i>					
Fluorescent	10%			2036	**	10	\$12,000	
			<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Lobby, 2nd, 3rd And 4th Floor</i>					
Incandescent	10%			2036	**	2	\$300	
Egress Lighting								
Emergency, Battery	50%			2036	**	10	\$15,900	
Exit, LED	50%			2059	**	1		
Exterior Lighting								
HID	20%			2031	\$111,300	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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Utility Steam	100%			2051	**	1		
Conversion Equipment								
Heat Exchanger, Plate & Frame	50%			2040	**	1	\$32,500	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Lincoln Center</i>					
			<i>Explanation : Equipment Is Located Outside The Library</i>					
Pres. Reducing Valve/LP Steam	50%			2040	**	5	\$3,900	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Lincoln Center</i>					
			<i>Explanation : Equipment Is Located Outside The Library</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
LIBRARY FOR THE PERFORMING ARTS LINCOLN CENTER

Asset # : 1926

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Distribution								
	Hot Wtr Piping/Pump	30%		2047	**	4	\$2,900	
	Central Plant Steam Piping/Pmp	70%		2051	**	4	\$6,800	
Air Conditioning								
Energy Source								
	District Chilled Water	100%		2051	**	1		
Distribution								
	CW & CHW Wtr Pipe/Pump	100%		2051	**	4	\$9,700	
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								
	Electric	100%		2029	\$121,500	4	\$800	
HW Heat Exchanger								
	HTHW/HW	100%		2051	**			
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Lincoln Center</i>							
	<i>Explanation : Equipment Is Located Outside The Library</i>							
Sanitary Piping								
	Cast Iron	100%		LIFE	**	1		
Storm Drain Piping								
	Cast Iron	100%		LIFE	**	1		
Sewage Ejector(s)								
	Compressed Air	100%		2051	**	4	\$2,000	
Backflow Preventer								
	Generic	100%		2036	**	1	\$8,000	
Fixtures								
	Generic	100%						
Vertical Transport								
Elevators								
	Hydraulic	100%		LIFE	**			
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Basement To 3rd Floor</i>							
	<i>Explanation : 4 Units</i>							
Fire Suppression								
Standpipe								
	Generic	100%		2051	**	1-5	\$66,200	

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**NEW YORK PUBLIC LIBRARY - 035
LIBRARY FOR THE PERFORMING ARTS LINCOLN CENTER**

Asset # : 1926

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Fire Suppression	Sprinkler							
	No Component	40%						
	Generic	60%			2051	* *	1-2	\$22,100
Fire Pump	Generic	100%			2040	* *	1	\$24,500
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Lincoln Center</i>								
<i>Explanation : Equipment Is Located Outside The Library</i>								

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

Print Date : 19-Oct-2021

NEW YORK PUBLIC LIBRARY - FY 2022

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 2023 - 2026	FY 2027 - 2032
Exterior Architecture		\$84,900
Mechanical		\$97,900
Total		\$182,800
Importance Code A		\$84,900
Importance Code B		\$97,900
Total		\$182,800

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture		\$40,200		\$35,600
Interior Architecture			\$400	\$7,900
Electrical	\$800	\$800	\$600	\$600
Mechanical	\$1,000	\$2,900	\$1,800	\$2,900
Site Pavements	\$200	\$4,100	\$200	\$200
Total	\$1,900	\$48,000	\$2,900	\$47,300
Importance Code A		\$40,800		\$36,200
Importance Code B	\$1,800	\$3,100	\$2,800	\$10,900
Importance Code C	\$200	\$4,100	\$200	\$200
Total	\$1,900	\$48,000	\$2,900	\$47,300



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
MARINERS HARBOR BRANCH LIBRARY
Asset # : 14744

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Metal/Glass Curt Wall	35%			LIFE	**	5	\$17,200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout Front And Rear Facades</i>								
<i>Explanation : Sun Control Surfacing</i>								
Metal Panel	65%			2051	**	5-10	\$116,800	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Zinc Sheet Matal</i>								
Roof								
Metal Panel	80%			2044	**	10	\$40,200	
Skylight, Metal/Glass	20%			2051	**	10	\$18,300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : With Light Control Louvers</i>								
Soffits								
Metal Panel	100%			2051	**	5-10	\$13,900	
Interior								
Floors								
Cast in Place Concrete	20%			LIFE	**	5	\$6,200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Polished Surface With Embedded Decorative Shells</i>								
Ceramic Tile	5%			2040	**	5	\$700	
Sheet Vinyl/Rubber	75%			2036	**	5	\$15,900	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : This Is Actually Linoleum</i>								
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	**			
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : This Is Actually A Galvanized Steel Fence Panel System</i>								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2044	**			

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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
MARINERS HARBOR BRANCH LIBRARY
Asset # : 14744

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	50%			2044	**			
Metal	50%			2051	**	1-3	\$13,400	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Rear Yard</i>								
<i>Explanation : This Is Actually A Raised Metal Grating Patio</i>								
<hr/>								
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%			2057	**	5		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : The 600 Ampere Main Switch Is In Satisfactory Condition.</i>								
<hr/>								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2057	**	5	\$200	
<hr/>								
Raceway								
Conduit	100%			2057	**	1		
<hr/>								
Panelboards								
Molded Case Bkrs	100%			2053	**	5	\$200	
<hr/>								
Wiring								
Thermoplastic	100%			2057	**	1		
<hr/>								
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$100	
<hr/>								
Lighting								
Interior Lighting								
Fluorescent	55%			2039	**	10	\$4,800	
<i>T-5 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<hr/>								
Fluorescent	10%			2039	**	10	\$900	
<i>Other Observation, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout Building</i>								
<i>Explanation : Compact Fluorescent</i>								
<hr/>								
LED	35%			2039	**			
<hr/>								
Egress Lighting								
Exit, LED	100%			2066	**	1		
<hr/>								
Exterior Lighting								
LED	100%			2039	**			
<hr/>								
Alarm								
Security System								
No Component	70%							
Generic	30%			2039	**	1	\$1,100	

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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
MARINERS HARBOR BRANCH LIBRARY
Asset # : 14744

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	

Alarm

Fire/Smoke Detection								
Generic, Digital	100%			2039	**	1-3	\$5,800	

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

Heating

Energy Source								
Electricity	100%			2051	**	1		
Conversion Equipment								
Heat Pump Air Sourced	100%			2032		2	\$2,900	
<i>Recent Installation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Outside Of The Building At Ground Level</i>								
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	\$97,900	2	\$600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Outside Of The Building At Ground Floor Level</i>								
<i>Explanation : Refrigerant R-410a</i>								
Terminal Devices								
Fan Coil - 4 Pipe	100%			2036	**	1	\$3,000	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : First Floor Ceiling</i>								
<i>Explanation : In Ceiling</i>								
Heat Rejection								
Air Cooled Condenser Unit	100%			2036	**	2	\$6,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Outside In The Rear Yard</i>								
<i>Explanation : Access Through Rear Door Of The Building</i>								

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								
Electric	100%			2029	\$8,700	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
MARINERS HARBOR BRANCH LIBRARY
Asset # : 14744

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
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
			<i>Recent Installation, Extent : N/A, Area Affected : 5%</i>					
			<i>Location : First Floor</i>					

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

Print Date : 19-Oct-2021

NEW YORK PUBLIC LIBRARY - FY 2022

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 2023 - 2026	FY 2027 - 2032
Exterior Architecture	\$415,500	\$189,600
Interior Architecture		\$97,800
Mechanical		\$311,900
Total	\$415,500	\$599,200
Importance Code A	\$415,500	\$189,600
Importance Code B		\$409,700
Total	\$415,500	\$599,200

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture	\$130,100	\$1,300		
Interior Architecture	\$102,400	\$100	\$1,300	
Electrical	\$9,600	\$400	\$300	\$10,700
Mechanical	\$5,000	\$800	\$4,700	\$800
Site Enclosure	\$6,000			
Total	\$253,100	\$2,600	\$6,200	\$11,600
Importance Code A	\$130,600	\$1,800	\$500	\$500
Importance Code B	\$52,100	\$800	\$5,800	\$11,000
Importance Code C	\$70,400			
Total	\$253,100	\$2,600	\$6,200	\$11,600



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
MELROSE BRANCH LIBRARY
Asset # : 13346

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	Priority
Exterior								
Exterior Walls								
Masonry: Brick	95%	Now	\$254,100	LIFE	**	5	\$25,000	
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : West Facade At Entrance</i>								
<i>Spalling, Extent : Severe, Area Affected : 25%</i>								
<i>Location : North And East Facade</i>								
<i>Vertical Cracks, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : East And South Facades</i>								
<i>Worn/Eroded, Extent : Severe, Area Affected : 50%</i>								
<i>Location : North And East Facade</i>								
Masonry: Granite	3%	2-4	\$2,100	LIFE	**	5	\$600	
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Base Perimeter Joints</i>								
Masonry: Limestone	2%	0-2	\$6,500	LIFE	**	5	\$400	
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Window Sills And Horizontal Band At Top Of Building</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Horizontal Band At Top Of Building</i>								
Windows								
Aluminum	85%	Now	\$161,400	2056	**	5	\$1,700	
<i>Corrosion/Rusting, Extent : Light, Area Affected : 10%</i>								
<i>Location : Exterior Face Throughout</i>								
<i>Other Observation, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Windows</i>								
<i>Explanation : Thermally Inefficient</i>								
Metal Louvers	5%			2034	**	10	\$1,300	
Steel	10%	Now	\$23,700	2056	**	5	\$2,500	
<i>Corrosion/Rusting, Extent : Light, Area Affected : 15%</i>								
<i>Location : Stairs</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Stairs</i>								
<i>Thermally Inefficient, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Stairs</i>								

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
MELROSE BRANCH LIBRARY
Asset # : 13346

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	Priority
Exterior								
Parapets								
Cast Stone/Terra Cotta	10%	4+	\$900	LIFE	**	5	\$2,400	
<i>Vegetation Growth, Extent : Light, Area Affected : 20%</i>								
<i>Location : Copping Stones</i>								
Masonry: Brick	78%	Now	\$46,800	LIFE	**	5	\$2,400	1
<i>Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 50%</i>								
<i>Location : North, East And South Facade</i>								
<i>Spalling, Extent : Severe, Area Affected : 25%</i>								
<i>Location : North Facade, South Façade</i>								
Metal Panel	8%			2057	**	5	\$1,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Bulkhead Roof Parapet</i>								
<i>Explanation : New Copping And Side Panels</i>								
Metal: Cage/Fence	2%	0-2	\$300	2036	**	5	\$200	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Chain Links At Upper Roof</i>								
Slate	2%	Now	\$7,800	LIFE	**	5	\$100	
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Lower Roof Copping At Rear Of Library</i>								
<i>Miss/Damaged Copings, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Lower Roof Copping At Rear Of Library</i>								
Roof								
Modified Bitumen	98%	Now	\$37,900	2031		\$189,600		1
<i>Blisters, Extent : Light, Area Affected : 15%</i>								
<i>Location : Main Roof</i>								
<i>Miss/Damaged Flashings, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Main Roof And Stair Bulkhead Roof</i>								
<i>Patching Evident, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Main Roof</i>								
<i>Ponding, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Stair Bulkhead</i>								
<i>Ridging, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Main Roof</i>								
<i>Seams Open/Split, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Main And Lower Roof</i>								
Skylight, Metal/Glass	2%	0-2	\$4,200	2041	**			
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : At Connections And Protective Grille</i>								

Interior

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NEW YORK PUBLIC LIBRARY - 035
MELROSE BRANCH LIBRARY
Asset # : 13346

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	Priority	
Interior									
Floors									
Carpet	1%			2027	\$2,100	3	\$200		
Cast in Place Concrete	25%	Now	\$2,200	LIFE	**	5	\$8,100		
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 10%</i>									
<i>Location : Boiler Room In Sub-basement</i>									
<i>Loose/Delam Surface, Extent : Moderate, Area Affected : 20%</i>									
<i>Location : Boiler Room In Sub-basement</i>									
Ceramic Tile	5%	Now	\$300	2034	**	5	\$400		
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 1%</i>									
<i>Location : Childrens Bathroom In Basement</i>									
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>									
<i>Location : Bathrooms</i>									
Vinyl Tile	69%			2031	\$97,800	3	\$3,800		
Interior Walls									
Cast in Place Concrete	10%	Now	\$39,500	LIFE	**				
<i>Spalling, Extent : Severe, Area Affected : 20%</i>									
<i>Location : Sub-basement</i>									
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : Sub-basement</i>									
Ceramic Tile	5%	Now	\$2,200	2034	**	5	\$700		
<i>Adhesion Failure, Extent : Severe, Area Affected : 1%</i>									
<i>Location : Childrens Bathroom In Basement</i>									
<i>Broken/Missing Elements, Extent : Light, Area Affected : 2%</i>									
<i>Location : Childrens Bathroom In Basement</i>									
<i>Staining/Discoloring, Extent : Severe, Area Affected : 2%</i>									
<i>Location : Childrens Bathroom In Basement</i>									
Concrete Masonry Unit	10%	Now	\$13,900	LIFE	**	5	\$1,100		
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 20%</i>									
<i>Location : Sub-basement</i>									
Plaster	70%	Now	\$8,800	LIFE	**	5	\$5,900		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : Stairwell</i>									
<i>Water Penetration, Extent : Severe, Area Affected : 2%</i>									
<i>Location : Interior Of Stair Bulkhead At Roof Level</i>									
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		Priority
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	\$15,500	2036	**	5	\$3,700	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 10%</i>								
<i>Location : First Floor And Basement</i>								
<i>Misaligned/Bulging, Extent : Light, Area Affected : 20%</i>								
<i>Location : First Floor And Basement</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 5%</i>								
<i>Location : First Floor Reading Area</i>								
AcousTileConcealSpLn	15%	4+	\$400	2048	**	5	\$1,400	
<i>Staining/Discoloring, Extent : Light, Area Affected : 2%</i>								
<i>Location : Community Room In Basement</i>								
Exposed Struc: Concrete	5%			LIFE	**	5	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : First Floor</i>								
<i>Explanation : Concrete Beams</i>								
Plaster	30%	Now	\$19,700	LIFE	**	5	\$2,800	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Sub-basement And Stair Bulkhead</i>								
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Sub-basement</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Stair Bulkhead Ceiling And Second Floor Kitchen Area</i>								
Site Enclosure								
Fence/Gates								
Chain Link	100%	0-2	\$200	2041	**			
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Gate At Walkway On East 162nd Street</i>								
Free Standing Walls								
Concrete Masonry Unit	75%	2-4	\$2,500	2051	**			
<i>Joint Mortar Miss/Erod, Extent : Light, Area Affected : 50%</i>								
<i>Location : Verticle Joints Missing Mortar</i>								
Masonry: Brick	20%	Now	\$3,100	2041	**			
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 20%</i>								
<i>Location : East Facade Wall</i>								
Masonry: Fieldstone	5%	Now	\$200	2041	**			
<i>Spalling, Extent : Severe, Area Affected : 25%</i>								
<i>Location : East Facade</i>								
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : East Facade</i>								
<i>Explanation : Actually Bluestone Original Copping To Low Wall</i>								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2044	**			
On-Site Walkways								
Cast in Place Concrete	100%			2044	**			

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NEW YORK PUBLIC LIBRARY - 035
MELROSE BRANCH LIBRARY
Asset # : 13346

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%			2041	**	5	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Disconnect Switch Rated At 200 Amperes.</i>								
<hr/>								
Switchgear / Switchboard								
	Molded Case Bkrs	100%			2031	\$36,200	5	\$300
<hr/>								
Raceway								
	Conduit	70%			2031	\$24,600	1	
	Conduit	30%			2041	**	1	
<hr/>								
Panelboards								
	Fused Disc Sw	20%			2039	**	5	
	Molded Case Bkrs	80%			2039	**	5	\$200
<hr/>								
Wiring								
	Braided Cloth	30%	2-4	\$9,300	2056	**	1	
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
	Thermoplastic	70%			2041	**	1	
<hr/>								
Ground								
Grounding Devices								
	Not Accessible	100%						
<hr/>								
Lighting								
Interior Lighting								
	Fluorescent	80%			2036	**	10	\$7,300
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T- 8 Lamps</i>								
	Fluorescent	20%			2036	**	10	\$1,800
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Offices, Reading Areas, Basement</i>								
<i>Explanation : Compact Fluorescent Lights</i>								
<hr/>								
Egress Lighting								
	Emergency, Battery	50%			2036	**	10	\$1,200
	Exit, Service	50%			2036	**	1	
<hr/>								
Exterior Lighting								
	Fluorescent	10%			2031	\$3,600	10	\$100
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Front And Rear Only</i>								
<i>Explanation : Compact Fluorescent Lights</i>								
	No Component	90%						
<hr/>								
Alarm								
Security System								
	No Component	30%						
	Generic	70%			2031	\$23,600	1	\$2,600
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Reading Areas, Staircase</i>								
<i>Explanation : CCTV Surveillance Camera</i>								

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Estimates are rounded to the nearest hundred dollars.

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

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

NEW YORK PUBLIC LIBRARY - 035
MELROSE BRANCH LIBRARY
Asset # : 13346

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
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	\$700	
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	\$311,900	2	\$500	
Window/Wall Unit	10%			2029	\$2,200	1		
		<i>Other Observation, Extent : Light, Area Affected : 5%</i>						
		<i>Location : 2nd Floor Lounge</i>						
		<i>Explanation : Window Unit</i>						
No Component	10%							
Distribution								
Ductwork/Diffusers	95%			LIFE	**	2	\$12,300	
		<i>Not Insulated, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : 1st Floor And Basement</i>						
No Component	5%							
Ventilation								
Distribution								
Ductwork/Diffusers	80%			LIFE	**	2-5	\$4,400	
No Component	20%							
Exhaust Fans								
Interior	80%	Now	\$3,000	2039	**	2	\$200	
		<i>Broken, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Basement Bathrooms</i>						
No Component	20%							
Plumbing								
H/C Water Piping								
Brass/Copper	30%			2051	**	1		
Galvanized Steel	70%			2036	**	1		
Water Heater								
Gas Fired	100%			2029	\$6,400	2	\$100	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		

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NEW YORK PUBLIC LIBRARY - 035
MELROSE BRANCH LIBRARY
Asset # : 13346

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
Sump Pump(s) Non-Submersible	100%	Now	\$800	2031	\$1,600	4	\$200	
<i>Broken, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Broken Sump Pump At The Basement</i>								
Backflow Preventer No Component Generic	50%			2036	**	1	\$300	
Fixtures								
Generic	100%							
<i>Leaking Connections, Extent : Light, Area Affected : 20%</i>								
<i>Location : Bathroom Sinks</i>								
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement To 1st Floor</i>								
<i>Explanation : Book Lift Has 200 Lbs Capacity</i>								

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Print Date : 19-Oct-2021

NEW YORK PUBLIC LIBRARY - FY 2022

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 2023 - 2026	FY 2027 - 2032
Exterior Architecture		\$59,600
Interior Architecture	\$578,000	\$473,700
Mechanical	\$39,600	
Total	\$617,600	\$533,300
Importance Code A		\$59,600
Importance Code B	\$388,100	\$348,500
Importance Code C	\$229,500	\$125,200
Total	\$617,600	\$533,300

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture	\$121,300	\$17,100		
Interior Architecture	\$165,900	\$6,000	\$11,400	
Electrical	\$27,500	\$25,700	\$21,900	\$20,100
Mechanical	\$92,200	\$48,600	\$92,900	\$68,500
Elevators/Escalators	\$34,500	\$34,500	\$34,500	\$34,500
Total	\$441,400	\$131,900	\$160,800	\$123,100
Importance Code A	\$123,000	\$17,100		
Importance Code B	\$294,100	\$114,800	\$153,800	\$123,100
Importance Code C	\$24,200		\$7,000	
Total	\$441,400	\$131,900	\$160,800	\$123,100



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.
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NEW YORK PUBLIC LIBRARY - 035
MID-MANHATTAN BRANCH LIBRARY
Asset # : 4226

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Concrete Masonry Unit	5%			LIFE	**	5	\$7,500	
		<i>Recent Repair Evident, Extent : N/A, Area Affected : 100%</i>						
		<i>Location : Rear Wall</i>						
Copper/Terne	2%			2067	**	10	\$5,600	
		<i>Recent Repair Evident, Extent : N/A, Area Affected : 66%</i>						
		<i>Location : Throughout</i>						
Masonry: Brick	20%			LIFE	**	5	\$47,700	
		<i>Recent Repair Evident, Extent : N/A, Area Affected : 66%</i>						
		<i>Location : Throughout</i>						
Masonry: Limestone	53%			LIFE	**	5	\$94,800	
Metal Panel	10%			2058	**	5-10	\$82,000	
		<i>Recent Construction, Extent : N/A, Area Affected : 100%</i>						
		<i>Location : Penthouse</i>						
Granite Panels	5%			LIFE	**	5	\$8,900	
		<i>Recent Repair Evident, Extent : N/A, Area Affected : 66%</i>						
		<i>Location : Throughout</i>						
Window Wall	5%			2058	**	5	\$22,400	
		<i>Recent Replace Evident, Extent : N/A, Area Affected : 100%</i>						
		<i>Location : Ground Floor</i>						
Windows								
Aluminum	100%			2054	**	5	\$34,100	
		<i>Recent Replace Evident, Extent : N/A, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
Parapets								
Metal/Glass Curt Wall	60%			2058	**	5	\$9,900	
		<i>Other Observation, Extent : N/A, Area Affected : 100%</i>						
		<i>Location : 7th Floor Roof</i>						
		<i>Explanation : New Installation Of Glass Barrier</i>						
Metal Panel	40%			2058	**	5	\$6,600	
		<i>Recent Construction, Extent : N/A, Area Affected : 100%</i>						
		<i>Location : Penthouse</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
MID-MANHATTAN BRANCH LIBRARY
Asset # : 4226

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Roof								
IRMA/Protected Membrane	10%			2040	**	10	\$4,700	
		<i>Recent Construction, Extent : N/A, Area Affected : 100%</i>						
		<i>Location : Penthouse</i>						
Metal Panel	30%			2049	**	10	\$26,000	
		<i>Recent Construction, Extent : N/A, Area Affected : 100%</i>						
		<i>Location : Above Penthouse</i>						
Modified Bitumen	9%			2040	**	10	\$4,200	
		<i>Recent Installation, Extent : N/A, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
Plaza Roof: Stone Panels	50%			2058	**			
		<i>Other Observation, Extent : N/A, Area Affected : 100%</i>						
		<i>Location : 7th Floor Roof</i>						
		<i>Explanation : New Installation</i>						
Skylight, Plastic	1%			2045	**	1		
Interior								
Floors								
Carpet	5%			2033	**	3	\$17,900	
		<i>Recent Installation, Extent : N/A, Area Affected : 100%</i>						
		<i>Location : 1st And 3rd Floor</i>						
Cast in Place Concrete	10%			LIFE	**	5	\$104,700	
		<i>Recent Repair Evident, Extent : N/A, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
Marble Panels	15%			LIFE	**	5	\$53,800	
Panel/Paver: Bluestone	10%			LIFE	**	5	\$35,900	
		<i>Other Observation, Extent : N/A, Area Affected : 100%</i>						
		<i>Location : 7th Floor</i>						
		<i>Explanation : New Construction</i>						
Terrazzo	25%			LIFE	**	5	\$93,500	
		<i>Recent Installation, Extent : N/A, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
Vinyl Tile	15%			2040	**	3	\$13,500	
		<i>Recent Installation, Extent : N/A, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
Wood	20%			2067	**	5	\$89,700	
		<i>Recent Installation, Extent : N/A, Area Affected : 100%</i>						
		<i>Location : Bookshelf Areas</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
MID-MANHATTAN BRANCH LIBRARY
Asset # : 4226

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Interior Walls								
Ceramic Tile	5%			2045	**	5	\$13,900	
<i>Recent Replace Evident, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Toilets</i>								
Concrete Masonry Unit	10%			LIFE	**	5	\$22,300	
<i>Recent Repair Evident, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Glass: Single Pane	2%			LIFE	**	5	\$8,300	
<i>Recent Replace Evident, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Gypsum Board	75%			LIFE	**	5-10	\$354,700	
<i>Recent Installation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Marble Panels	8%			LIFE	**	10	\$8,900	
<i>Recent Replace Evident, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Elevator Core</i>								
Ceilings								
AcousTileSusp.Lay-In	65%			2049	**	5	\$155,500	
<i>Recent Installation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Exposed Struc: Steel	5%			LIFE	**	10	\$23,900	
<i>Recent Construction, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Mechanical Areas</i>								
Gypsum Board	5%			LIFE	**	5-10	\$41,100	
<i>Recent Installation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Metal Panel	17%			LIFE	**	5	\$101,700	
<i>Recent Construction, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Wood	8%			LIFE	**	5	\$335,000	
<i>Recent Replace Evident, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Wood Slats At 7th Floor</i>								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2045	**			

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
MID-MANHATTAN BRANCH LIBRARY
Asset # : 4226

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	20%			2058	**	5	\$100
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Two 1200 Ampere And One 600 Ampere Service Disconnects</i>								
	Molded Case Bkrs	80%			2058	**	5	\$3,400
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Two 3000 Ampere Service Disconnect Switches</i>								
Transformers								
	Dry Type	100%			2049	**	5	\$600
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Two 750 Kilovolt Ampere Main Transformers</i>								
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	\$4,700
Stand-by Power								
Transfer Switches								
	Automatic	100%			2049	**	1	\$49,200
Generators								
	Diesel	100%			2045	**	1	\$61,900
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Roof Enclosure</i>								
<i>Explanation : One 600 Kilowatt Capacity</i>								
Batteries								
	Lead/Acid	100%			2027	\$1,700	5	\$5,900

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NEW YORK PUBLIC LIBRARY - 035
MID-MANHATTAN BRANCH LIBRARY
Asset # : 4226

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	
Stand-by Power								
Fuel Storage								
Day Tank	20%			2054	**	5	\$5,900	
		<i>Other Observation, Extent : N/A, Area Affected : 100%</i>						
		<i>Location : At Generator</i>						
		<i>Explanation : 120 Gallon Capacity</i>						
Main Tank	80%			2067	**	5	\$3,800	
		<i>Other Observation, Extent : N/A, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : 650 Gallon Capacity</i>						
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	\$4,700	
Alarm								
Security System								
No Component	40%							
Generic	60%			2040	**	1	\$35,800	
		<i>Other Observation, Extent : N/A, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : CCTV And Intrusion Alarm Systems</i>						
Fire/Smoke Detection								
No Component	40%							
Generic, Digital	60%			2040	**	1-3	\$59,100	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Utility Steam	100%			2062	**	1		
		<i>Other Observation, Extent : N/A, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
		<i>Explanation : Supplied From Con Edison. Recent Installation Observed.</i>						

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NEW YORK PUBLIC LIBRARY - 035
MID-MANHATTAN BRANCH LIBRARY
Asset # : 4226

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Conversion Equipment Pres. Reducing Valve/LP Steam	100%			2047	**	5	\$9,500	
<i>Recent Installation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Steam-to-hw Heat Exchanger For Hot Water Distribution</i>								
Distribution								
Hot Wtr Piping/Pump	95%			2057	**	4	\$7,500	
<i>Recent Installation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Central Plant Steam Piping/Pmp	5%			2062	**	4	\$400	
<i>Recent Installation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Terminal Devices								
Air Handler	60%			2042	**	1	\$59,300	
<i>Recent Installation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Convactor/Radiator	35%			2052	**	1	\$18,100	
<i>Recent Installation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Baseboard Perimeter Heating</i>								
Unit Heater - Hot Water	5%			2042	**			
<i>Recent Replace Evident, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Stairwells, Mechanical Rooms And Other Various Locations</i>								
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Stairwells, Mechanical Rooms, And Other Various Locations</i>								
<i>Explanation : Unit Heaters, Vav Boxes With Hot Water Reheat Coils.</i>								
Air Conditioning								
Energy Source Electricity	100%			2057	**	1		
<i>Recent Installation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Locations Throughout</i>								
Conversion Equipment								
Centrifugal, Elec Chiller	100%			2047	**	1	\$173,000	
<i>Recent Installation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 3 Units</i>								

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NEW YORK PUBLIC LIBRARY - 035
MID-MANHATTAN BRANCH LIBRARY
Asset # : 4226

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Air Conditioning								
Distribution								
	CW & CHW Wtr Pipe/Pump	100%			2062	**	4	\$7,900
<i>Recent Installation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Locations Throughout</i>								
Terminal Devices								
	Air Handler/Cool/Ht	95%			2042	**	1	\$93,900
	Fan Coil - 2 Pipe	5%			2042	**	1	\$2,600
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Elevator Machine Rooms</i>								
<i>Explanation : Fan Coil Units</i>								
Heat Rejection								
	Water Cooling Tower	100%			2037	**	2	\$160,900
<i>Recent Installation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Locations Throughout</i>								
Ventilation								
Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$141,200
<i>Recent Installation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Locations Throughout</i>								
Exhaust Fans								
	Interior	95%			2042	**	2	\$4,700
<i>Recent Installation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Locations Throughout</i>								
	Roof	5%			2042	**	2	\$200
<i>Recent Installation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Locations Throughout</i>								
Plumbing								
H/C Water Piping								
	Brass/Copper	100%			2062	**	1	
<i>Booster Pump w/Tank, Extent : Light, Area Affected : 10%</i>								
<i>Location : Basement</i>								
<i>Recent Installation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Locations Throughout</i>								
HW Heat Exchanger								
	Steam Fired	100%			2062	**	4	\$15,800
<i>Recent Installation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Locations Throughout</i>								
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 2 Units</i>								
Sanitary Piping								
	Cast Iron	100%			LIFE	**	1	
<i>Recent Installation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Locations Throughout</i>								

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NEW YORK PUBLIC LIBRARY - 035
MID-MANHATTAN BRANCH LIBRARY
Asset # : 4226

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
Storm Drain Piping Cast Iron	100%			LIFE	**	1		
<i>Recent Installation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Locations Throughout</i>								
Sump Pump(s) Non-Submersible	100%			2042	**	4	\$3,400	
<i>Recent Installation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Locations Throughout</i>								
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Basement - Fire Pump Room 010</i>								
<i>Explanation : 1 Unit</i>								
Sewage Ejector(s) Electric	100%			2042	**	4	\$6,400	
<i>Recent Installation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Locations Throughout</i>								
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 1 Unit</i>								
Backflow Preventer Generic	100%			2042	**	1	\$9,800	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 4 Units Total. 2 By 39th Street, 2 By 40th Street. Recent Installation</i>								
Fixtures Generic	100%							
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Locations Throughout</i>								
<i>Explanation : Recent Installation</i>								
Vertical Transport								
Elevators Geared Traction	100%			LIFE	**			
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : 1 Passenger From Basement To 8th Floor, 3 Passenger From Basement To 7th Floor, 1 Freight From Basement To 5th Floor</i>								
<i>Explanation : 4 Passenger Elevators, 1 Freight Elevator.</i>								
Fire Suppression								
Standpipe Generic	100%			2062	**	1-5	\$83,600	
<i>Recent Installation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Locations Throughout</i>								
Sprinkler Generic	100%			2062	**	1-2	\$44,800	
<i>Recent Installation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Locations Throughout</i>								

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**NEW YORK PUBLIC LIBRARY - 035
MID-MANHATTAN BRANCH LIBRARY**

Asset # : 4226

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Fire Suppression	Fire Pump							
	Generic	100%			2047	**	1	\$29,900
<i>Recent Installation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Locations Throughout</i>								
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Basement - Fire Pump Room 010</i>								
<i>Explanation : Fire Pump And Jockey Pump</i>								

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Print Date : 19-Oct-2021

NEW YORK PUBLIC LIBRARY - FY 2022

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 : 15-Nov-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Floors 1,2
Block : 1885 **Lot** : 7501 **BIN** : 1057018

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Mechanical		\$445,700
Total		\$445,700
Importance Code B		\$445,700
Total		\$445,700

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Interior Architecture	\$8,900	\$12,000	\$1,300	
Electrical	\$600	\$6,100	\$900	\$600
Mechanical	\$3,100	\$5,200	\$5,700	\$2,900
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$16,500	\$27,200	\$11,900	\$7,400
Importance Code A				
Importance Code B	\$16,500	\$27,200	\$11,900	\$7,400
Importance Code C				
Total	\$16,500	\$27,200	\$11,900	\$7,400



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**NEW YORK PUBLIC LIBRARY - 035
MORNINGSIDE HEIGHTS BRANCH LIBRARY**

Asset # : 13638

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Carpet	10%			2028	\$38,100	3	\$4,000	
Ceramic Tile	10%			2038	**	5	\$2,700	
Panel/Paver: Bluestone	20%			LIFE	**	5	\$4,000	
Sheet Vinyl/Rubber	60%			2034	**	5	\$23,900	
Interior Walls								
Gypsum Board	100%			LIFE	**	5	\$12,100	
Ceilings								
AcousTileSusp.Lay-In	50%			2042	**	5	\$13,300	
Gypsum Board	50%	4+	\$7,500	LIFE	**	5	\$16,600	
<i>Water Penetration, Extent : Light, Area Affected : 2% Location : 2nd Floor At Recessed Sprinkler Head</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%			2049	**	5	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100% Location : Electrical Room Explanation : 1- 400 Ampere Main Disconnect Switch</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2049	**	5	\$100	
Raceway								
Conduit	100%			2049	**	1		
Panelboards								
Fused Disc Sw	10%			2045	**	5		
Molded Case Bkrs	90%			2045	**	5	\$400	
Wiring								
Thermoplastic	100%			2049	**	1		
Motor Controllers								
Locally Mounted	100%			2042	**	5	\$100	
Ground								
Grounding Devices								
Not Accessible	100%							
Lighting								

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**NEW YORK PUBLIC LIBRARY - 035
MORNINGSIDE HEIGHTS BRANCH LIBRARY**

Asset # : 13638

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	
Lighting								
Interior Lighting Fluorescent	15%			2034	**	10	\$2,400	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Fluorescent	80%			2037	**	10	\$13,000	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Fluorescent	5%			2034	**	10	\$800	
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>								
<i>Location : Lobby</i>								
Egress Lighting								
Emergency, Battery	50%			2034	**	10	\$2,100	
Exit, LED	50%			2057	**	1		
Exterior Lighting								
HID	10%			2034	**	10		
No Component	90%							
Alarm								
Security System								
No Component	60%							
Generic	40%			2039	**	1	\$2,700	
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2034	**	1-3	\$3,300	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Plant Campus Steam / PRV	100%			2039	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Steam Is Supplied By Columbia University</i>								
Distribution								
Central Plant Steam Piping/Pmp	100%			2049	**	4	\$900	
Terminal Devices								
Air Handler	90%			2029	\$236,300	1	\$9,900	
Convactor/Radiator	10%			2034	**	1	\$600	
Air Conditioning								
Distribution								
CW & CHW Wtr Pipe/Pump	100%			2049	**	4	\$900	
Terminal Devices								
Air Handler/Cool/Ht	100%			2029	\$209,400	1	\$11,000	

*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
MORNINGSIDE HEIGHTS BRANCH LIBRARY**

Asset # : 13638

Mechanical		Current Repair		Future Replacement		Maintenance		Priority	
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost		
Ventilation									
Distribution									
	Ductwork/Diffusers	100%		LIFE	**	2-5	\$9,900		
Exhaust Fans									
	Interior	100%		2034	**	2	\$500		
Plumbing									
H/C Water Piping									
	Brass/Copper	100%		2049	**	1			
Sanitary Piping									
	Cast Iron	100%		LIFE	**	1			
Fixtures									
	Generic	100%							
Vertical Transport									
Elevators									
	Hydraulic	100%		LIFE	**				
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
			<i>Location : Basement To 2nd Floor</i>						
			<i>Explanation : One Unit</i>						
Fire Suppression									
Standpipe									
	Generic	100%		2049	**	1-5	\$9,000		
Sprinkler									
	Generic	100%		2049	**	1-2	\$5,000		

*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 : 19-Oct-2021

NEW YORK PUBLIC LIBRARY - FY 2022

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 2023 - 2026	FY 2027 - 2032
Exterior Architecture		\$74,900
Electrical	\$35,300	
Mechanical		\$493,600
Total	\$35,300	\$568,400
Importance Code A		\$74,900
Importance Code B	\$35,300	\$493,600
Total	\$35,300	\$568,400

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture	\$18,500	\$3,100		
Interior Architecture	\$120,400	\$6,000		\$1,500
Electrical	\$400	\$500	\$400	\$29,100
Mechanical	\$8,600	\$2,500	\$5,600	\$6,000
Site Enclosure	\$10,800			
Site Pavements	\$24,900			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$187,500	\$16,000	\$10,000	\$40,500
Importance Code A	\$19,700	\$4,200	\$1,100	\$1,300
Importance Code B	\$102,300	\$11,800	\$8,800	\$39,200
Importance Code C	\$65,500			
Total	\$187,500	\$16,000	\$10,000	\$40,500



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

NEW YORK PUBLIC LIBRARY - 035
MORRISANIA BRANCH LIBRARY
Asset # : 13347

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	95%			LIFE	**	5	\$37,500	
Masonry: Granite	2%			LIFE	**	5	\$600	
Masonry: Limestone	3%	Now	\$8,700	LIFE	**	5	\$900	
<i>Staining/Discoloring, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Entrance, Cornice</i>								
<i>Vegetation Growth, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : At Entrance</i>								
Windows								
Aluminum	100%			2039	**	5	\$6,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1st Floor</i>								
<i>Explanation : Protective Metal Grilles</i>								
Parapets								
Masonry: Brick	95%			LIFE	**	5	\$4,600	
Masonry: Limestone	5%	0-2	\$2,300	LIFE	**	5	\$300	
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Coping Stone</i>								
<i>Vegetation Growth, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Coping Stone</i>								
Roof								
Roll Roofing	100%	2-4	\$7,500	2027	\$74,900	5	\$12,500	
<i>Blisters, Extent : Severe, Area Affected : 20%</i>								
<i>Location : 3rd Floor Main Roof</i>								
<i>Debris Present, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Various Locations</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : 2nd Floor Lobby Area</i>								
Interior								
Floors								
Carpet	10%	Now	\$33,600	2033	**	3	\$3,300	
<i>Worn/Eroded, Extent : Moderate, Area Affected : 70%</i>								
<i>Location : Staff Area</i>								
Carpet	30%			2030	\$100,900	3	\$9,800	
Cast in Place Concrete	20%			LIFE	**	5	\$9,500	
Marble Panels	10%	Now	\$3,800	LIFE	**	5	\$1,600	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 2%</i>								
<i>Location : Main Stair To Basement</i>								
Terrazzo	5%			LIFE	**	5	\$800	
Vinyl Tile	15%	Now	\$33,600	2041	**	3	\$1,200	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Basement</i>								
Wood	10%	2-4	\$8,700	2046	**	5	\$2,000	
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : 1st And 2nd Floors</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
MORRISANIA BRANCH LIBRARY
Asset # : 13347

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								
Masonry: Brick	10%			LIFE	**			
Plaster	90%	Now	\$40,600	LIFE	**	5	\$12,500	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Basement</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Basement At Stairs</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Basement</i>								
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+	\$10,800	2051	**			
<i>Vegetation Growth, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : East Side Of Building</i>								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2044	**			
On-Site Walkways								
Cast in Place Concrete	90%	Now	\$24,900	2044	**			
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 30%</i>								
<i>Location : East Walkways And Front Walkways</i>								
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								
Molded Case Bkrs	100%			2031	\$1,800	5	\$400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room Basement</i>								
<i>Explanation : One 400 Ampere, Main Disconnect Switch And Switch Gear Attached In One Panel Board</i>								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2031	\$39,200	5	\$400	
Raceway								
Conduit	30%			2051	**	1		
Conduit	70%			2031	\$26,600	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
MORRISANIA BRANCH LIBRARY
Asset # : 13347

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	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	\$10,100	1		
Motor Controllers								
Locally Mounted	100%			2044	**	5	\$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$200	
Lighting								
Interior Lighting								
Fluorescent	20%			2026	\$35,300	10	\$2,700	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Basement</i>					
			<i>Explanation : T12 Lamps</i>					
Fluorescent	75%			2036	**	10	\$10,000	
			<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>					
			<i>Location : First, Second And Third Floor</i>					
Fluorescent	5%			2036	**	10	\$700	
			<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>					
			<i>Location : First, Second And Third Floor</i>					
Egress Lighting								
Emergency, Battery	50%			2036	**	10	\$1,800	
Exit, Service	50%			2036	**	1		
Exterior Lighting								
HID	20%			2026	\$13,300	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		Priority
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		

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Conversion Equipment								
Furnace	40%			2031	\$15,500	1	\$2,900	
<i>Other Observation, Extent : Light, Area Affected : 40%</i>								
<i>Location : Roof</i>								
<i>Explanation : Two Units, 15 Ton Furnace With Both Heating Cooling Coils</i>								
Steam Boiler	60%			2036	**	1	\$8,600	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : 1 Unit</i>								
Distribution								
Hot Wtr Piping/Pump	70%			2047	**	4	\$800	
<i>Other Observation, Extent : Light, Area Affected : 30%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : Hot Water Coil In Steam Boiler</i>								
No Component	30%							
Terminal Devices								
Convactor/Radiator	60%			2036	**	1	\$2,800	
Fan Coil Unit/Heat	40%			2031	\$98,800	1	\$1,900	
Air Conditioning								
Energy Source								
Electricity	100%			2047	**	1		
Conversion Equipment								
Exterior Pkg Unit - Cooling	90%			2031	\$120,200	2	\$800	
<i>R-22 Refrigerant, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Roof</i>								
Window/Wall Unit	10%			2026	\$3,400	1		
Terminal Devices								
Air Handler/Cool/Ht	100%			2031	\$184,900	1	\$9,000	
Heat Rejection								
Dry Cooler	100%			2031	\$89,700	2	\$10,100	
Ventilation								
Distribution								
Ductwork/Diffusers	80%			LIFE	**	2-5	\$6,500	
No Component	20%							
Exhaust Fans								
Roof	10%			2031	\$2,700	2		
No Component	90%							
Plumbing								
H/C Water Piping								
Brass/Copper	20%			2051	**	1		
Galvanized Steel	80%			2044	**	1		
Water Heater								
Gas Fired	100%			2029	\$10,100	2	\$200	
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
MORRISANIA BRANCH LIBRARY
Asset # : 13347

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
Storm Drain Piping Cast Iron	100%	Now	\$3,400	LIFE	**	1		
<i>Leak Evident, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Roof Drain Piping Leaking During Rain To 3rd Floor Below</i>								
Sump Pump(s) Non-Submersible	100%			2031	\$2,500	4	\$500	
Fixtures Generic	100%							
Vertical Transport								
Elevators Hydraulic	100%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement To 2nd Floor</i>								
<i>Explanation : 1 Unit</i>								

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

Print Date : 19-Oct-2021

NEW YORK PUBLIC LIBRARY - FY 2022

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 2023 - 2026	FY 2027 - 2032
Exterior Architecture		\$93,000
Interior Architecture		\$36,700
Mechanical	\$61,200	
Total	\$61,200	\$129,700
Importance Code A		\$93,000
Importance Code B	\$61,200	\$36,700
Total	\$61,200	\$129,700

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture	\$56,200			
Interior Architecture	\$7,300	\$1,300	\$900	\$4,400
Electrical	\$21,900	\$100	\$200	\$27,700
Mechanical	\$2,800	\$1,200	\$3,200	\$3,500
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$92,200	\$6,600	\$8,200	\$39,500
Importance Code A	\$56,700	\$500	\$500	\$500
Importance Code B	\$35,500	\$6,100	\$7,200	\$39,000
Importance Code C			\$500	
Total	\$92,200	\$6,600	\$8,200	\$39,500



*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
MOSHOLU BRANCH LIBRARY
Asset # : 13348

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	40%	Now	\$10,800	LIFE	**	5	\$3,200	
<i>Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Rear Of Building</i>								
<i>Spalling, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Rear Of Building</i>								
<i>Staining/Discoloring, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Chimney</i>								
Masonry: Fieldstone	25%			LIFE	**	5	\$1,500	
Masonry: Granite	10%			LIFE	**	5	\$600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Front Facade</i>								
<i>Explanation : Painted Surfaces</i>								
Window Wall	25%	Now	\$10,800	2051	**	5	\$3,700	
<i>Other Observation, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Window Wall</i>								
<i>Explanation : Awning Units Inoperable</i>								
Windows								
Aluminum	50%	Now	\$2,300	2039	**	5	\$1,200	
<i>Unit Inoperable, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Basement Window</i>								
Glass Block	50%			LIFE	**	5	\$1,500	
Roof								
Roll Roofing	100%	2-4	\$18,600	2030	\$93,000	5	\$16,700	
<i>Patching Evident, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Main Roof</i>								
<i>Ponding, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Main Roof</i>								
Soffits								
Cast in Place Concrete	100%	4+	\$13,800	LIFE	**	5	\$10,900	
<i>Exposed Reinforcement, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Overhang</i>								
Interior								
Floors								
Ceramic Tile	5%			2040	**	5	\$800	
Terrazzo	5%			LIFE	**	5	\$600	
Vinyl Tile	25%	4+	\$7,300	2031	\$36,700	3	\$1,400	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Staff Area</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Auditorium</i>								
Vinyl Tile	65%			2036	**	3	\$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
MOSHOLU BRANCH LIBRARY
Asset # : 13348

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Interior Walls								
Ceramic Tile	5%			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	**			
<i>Other Observation, Extent : Light, Area Affected : 5%</i>								
<i>Location : Roof</i>								
<i>Explanation : Equipment Enclosure</i>								
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	**			
Slate	30%			LIFE	**	5		
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	\$1,700	5		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room Basement</i>								
<i>Explanation : One 400 Ampere Main Disconnect Switch</i>								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2031	\$36,200	5	\$300	
Raceway								
Conduit	95%			2031	\$33,400	1		
Conduit	5%			2051	**	1		
Panelboards								
Fused Disc Sw	5%			2030	\$800	5		
Molded Case Bkrs	40%			2047	**	5	\$100	
Molded Case Bkrs	55%			2030	\$9,200	5	\$100	

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

NEW YORK PUBLIC LIBRARY - 035
MOSHOLU BRANCH LIBRARY
Asset # : 13348

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	Priority
Under 600 Volts								
Wiring								
Braided Cloth	70%	2-4	\$21,800	2056	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Thermoplastic	30%			2051	**	1		
Motor Controllers								
Locally Mounted	30%			2044	**	5		
Locally Mounted	70%			2029	\$23,700	5		
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$200	
Lighting								
Interior Lighting								
Fluorescent	100%			2036	**	10	\$9,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
Egress Lighting								
Emergency, Battery	50%			2036	**	10	\$1,200	
Exit, LED	40%			2059	**	1		
Exit, Service	10%			2026	\$200	1		
Exterior Lighting								
HID	30%			2026	\$13,100	10		
No Component	70%							
Alarm								
Security System								
No Component	70%							
Generic	20%			2036	**	1	\$800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Reading Area And Entrance Lobby</i>								
<i>Explanation : Surveillance Camera CCTV</i>								
Generic	10%			2026	\$3,500	1	\$400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Reading Area And Basement</i>								
<i>Explanation : Intrusion Alarm And Motion Sensor</i>								

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	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
MOSHOLU BRANCH LIBRARY
Asset # : 13348

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Conversion Equipment Hot Water Boiler	100%			2044	**	1	\$5,100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : 1 Unit</i>								
Distribution Hot Wtr Piping/Pump	100%			2047	**	4	\$800	
Terminal Devices Air Handler	20%			2031	\$30,400	1	\$1,300	
Convector/Radiator	80%			2044	**	1	\$2,700	
Air Conditioning								
Energy Source Electricity	100%			2047	**	1		
Conversion Equipment Reciprocating Compr/Chiller	20%			2031	\$18,300	1	\$1,000	
Exterior Pkg Unit - Cooling	70%			2026	\$61,200	2	\$400	
<i>R-22 Refrigerant, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : 2 Units</i>								
Window/Wall Unit	10%			2026	\$2,300	1		
Terminal Devices Air Handler/Cool/Ht No Component	20%			2031	\$24,200	1	\$1,300	
	80%							
Heat Rejection Dry Cooler	80%			2031	\$47,000	2	\$5,700	
No Component	20%							
Ventilation								
Distribution Ductwork/Diffusers	100%			LIFE	**	2-5	\$5,700	
Exhaust Fans Interior	20%			2031	\$7,700	2	\$100	
Roof	80%			2031	\$14,300	2	\$300	
Plumbing								
H/C Water Piping Brass/Copper	40%			2051	**	1		
Galvanized Steel	60%			2044	**	1		
Water Heater Gas Fired	100%			2029	\$6,600	2	\$200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Mechanical Room</i>								
<i>Explanation : 1 Unit</i>								
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
MOSHOLU BRANCH LIBRARY
Asset # : 13348

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Plumbing								
	Storm Drain Piping							
	Cast Iron	100%			LIFE	**	1	
	Sewage Ejector(s)							
	Electric	100%			2031	\$3,100	4	\$600
			<i>Corroded, Extent : Moderate, Area Affected : 5%</i>					
			<i>Location : Basement</i>					
	Fixtures							
	Generic	100%						
Vertical Transport								
	Elevators							
	Hydraulic	100%			LIFE	**		
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Basement To 1st Floor</i>					
			<i>Explanation : 1 Unit</i>					

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 : 19-Oct-2021

NEW YORK PUBLIC LIBRARY - FY 2022

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 2023 - 2026	FY 2027 - 2032
Exterior Architecture	\$231,200	
Electrical		\$194,700
Mechanical	\$101,800	\$193,700
Total	\$333,100	\$388,400
Importance Code A	\$231,200	
Importance Code B	\$101,800	\$388,400
Total	\$333,100	\$388,400

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture	\$28,700	\$4,900		\$13,000
Interior Architecture	\$20,700	\$6,100		
Electrical	\$400	\$600	\$600	\$6,800
Mechanical	\$14,800	\$1,100	\$1,200	\$1,100
Site Pavements	\$8,900			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$77,600	\$16,600	\$5,700	\$24,800
Importance Code A	\$42,800	\$5,700	\$800	\$14,000
Importance Code B	\$5,200	\$9,900	\$5,000	\$10,700
Importance Code C	\$29,700	\$1,000		
Total	\$77,600	\$16,600	\$5,700	\$24,800



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
MOTT HAVEN BRANCH LIBRARY
Asset # : 13349

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast 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	\$28,700	LIFE	**	5	\$2,900	
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 75%</i>								
<i>Location : Over Entry, Window Sills, Belt Coursing</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Window Sills And Spandrels</i>								
Metal Panel	1%			2051	**	5-10	\$2,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof Bulkhead</i>								
<i>Explanation : Metal Siding</i>								
Stucco Cement	10%			2044	**	5	\$9,800	
Windows								
Wood	100%	Now	\$231,200	2056	**	5	\$25,300	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Basement Windows</i>								
<i>Dry Rot/Decay, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Hardware Missing, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Various Locations</i>								
<i>Misaligned/Bulging, Extent : Severe, Area Affected : 15%</i>								
<i>Location : 3rd Floor</i>								
<i>Thermally Inefficient, Extent : Severe, Area Affected : 100%</i>								
<i>Location : All Windows</i>								
<i>Caulking Deteriorated, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Exterior Face</i>								
<i>Unit Inoperable, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Various Locations</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 15%</i>								
<i>Location : 2nd Floor Transoms</i>								
<i>Other Observation, Extent : Light, Area Affected : 25%</i>								
<i>Location : 1st Floor Windows</i>								
<i>Explanation : Protective Metal Grilles</i>								
Parapets								
Cast Stone/Terra Cotta	25%			LIFE	**	5	\$4,400	
Masonry: Brick	60%			LIFE	**	5	\$1,400	
<i>Other Observation, Extent : Light, Area Affected : 95%</i>								
<i>Location : Parapet Walls</i>								
<i>Explanation : Interior Covered With Modified Bitumen Roofing</i>								
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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** 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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Carpet	20%			2030	\$74,300	3	\$7,200	
Cast in Place Concrete	5%			LIFE	**	5	\$2,600	
Ceramic Tile	5%			2034	**	5	\$1,200	
Vinyl Tile	70%			2036	**	3	\$6,300	
Interior Walls								
Ceramic Tile	5%			2034	**	5	\$2,100	
Concrete Masonry Unit	5%			LIFE	**	5	\$800	
Gypsum Board	15%			LIFE	**	5	\$3,700	
Masonry: Brick	10%	Now	\$19,700	LIFE	**			
<i>Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Basement</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Perimeter Walls, Basement</i>								
Plaster	5%	Now	\$1,000	LIFE	**	5	\$600	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Basement Stair, Due To Plumbing Leak</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Basement Stair, Due To Plumbing Leak</i>								
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	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Over Main Stair On 3rd Floor Landing</i>								
<i>Explanation : Decorative Glass</i>								
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	\$8,900	2044	**			
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 60%</i>								
<i>Location : Sideyard, Edge Of Ramp</i>								
Masonry: Brick	20%			2041	**			
Masonry: Granite	30%			LIFE	**			

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
MOTT HAVEN BRANCH LIBRARY
Asset # : 13349

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%			2041	**	5	\$400
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Disconnect Switch Rated At 800 Amperes.</i>								
<hr/>								
Switchgear / Switchboard								
	Molded Case Bkrs	100%			2041	**	5	\$400
<hr/>								
Raceway								
	Conduit	90%			2041	**	1	
	Conduit	10%			2051	**	1	
<hr/>								
Panelboards								
	Fused Disc Sw	5%			2030	\$900	5	
	Molded Case Bkrs	30%			2047	**	5	\$100
	Molded Case Bkrs	65%			2030	\$11,800	5	\$300
<hr/>								
Wiring								
	Thermoplastic	70%			2031	\$23,600	1	
	Thermoplastic	30%			2051	**	1	
<hr/>								
Motor Controllers								
	Locally Mounted	100%			2029	\$36,700	5	\$100
<hr/>								
Ground								
Grounding Devices								
	Generic	100%			LIFE	**	5	\$200
<hr/>								
Lighting								
Interior Lighting								
	Fluorescent	65%			2031	\$126,600	10	\$9,600
<i>T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
	Fluorescent	35%			2031	\$68,100	10	\$5,100
<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Reading Areas And Office</i>								
<hr/>								
Egress Lighting								
	Emergency, Battery	50%			2031	\$13,100	10	\$1,900
	Exit, LED	10%			2066	**	1	
	Exit, Service	40%			2031	\$1,100	1	
<hr/>								
Exterior Lighting								
	HID	20%			2031	\$14,700	10	
	No Component	80%						
<hr/>								
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
MOTT HAVEN BRANCH LIBRARY
Asset # : 13349

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	

Alarm

Security System

No Component

70%

Generic

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

\$5,900

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

70%

Generic, Digital

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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

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

\$14,000

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

\$1,200

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**

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

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a 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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Air Conditioning								
Energy Source								
Under Construction	100%							
Conversion Equipment								
Int Pkg Unit - Heating/Cooling	50%			2029	\$193,700	2	\$500	
Under Construction	50%							
Distribution								
Under Construction	100%							
Terminal Devices								
Air Handler/Dir Expansion	50%	0-2	\$101,800	2041	**	1		
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Third Floor Mechanical Equipment Room</i>						
		<i>Explanation : Defective Temperature Control System</i>						
Under Construction	50%							
Heat Rejection								
Under Construction	100%							
Dehumidifier								
Under Construction	100%							
Ventilation								
Distribution								
Under Construction	100%							
Exhaust Fans								
Roof	10%			2031	\$3,000	2	\$100	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Roof Near Boiler Chimney Stack</i>						
		<i>Explanation : Equipment Serves Toilet Rooms</i>						
No Component	90%							
		<i>Other Observation, Extent : Light, Area Affected : 0%</i>						
		<i>Location : Third Floor Mechanical Equipment Room</i>						
		<i>Explanation : The Air Handling Equipment Serves The Library For Its Heating Cooling And Ventilation Needs</i>						
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2041	**	1		
Water Heater								
Gas Fired	100%			2029	\$11,100	2	\$200	
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
MOTT HAVEN BRANCH LIBRARY
Asset # : 13349**

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

Vertical Transport
Elevators
Hydraulic

100%
LIFE * *
Other Observation, Extent : Light, Area Affected : 100%
Location : Basement To 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 : 19-Oct-2021

NEW YORK PUBLIC LIBRARY - FY 2022

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 2023 - 2026	FY 2027 - 2032
Exterior Architecture		\$152,200
Electrical		\$322,800
Mechanical		\$391,000
Total		\$865,900
Importance Code A		\$152,200
Importance Code B		\$713,800
Total		\$865,900

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture	\$94,100		\$5,000	\$15,000
Interior Architecture	\$288,900		\$5,400	\$5,400
Electrical	\$1,100	\$900	\$1,100	\$1,100
Mechanical	\$6,000	\$2,500	\$2,600	\$2,200
Site Pavements	\$8,900			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$403,000	\$7,300	\$18,000	\$27,600
Importance Code A	\$94,800	\$700	\$5,700	\$15,700
Importance Code B	\$254,500	\$6,700	\$12,300	\$12,000
Importance Code C	\$53,600			
Total	\$403,000	\$7,300	\$18,000	\$27,600



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
MUHLENBERG BRANCH LIBRARY
Asset # : 13350

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	65%	2-4	\$12,500	LIFE	**	5	\$6,800	
<i>Spalling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Various Locations. East And North Facades</i>								
Masonry: Granite	5%			LIFE	**	5	\$800	
Masonry: Limestone	25%	4+	\$38,700	LIFE	**	5	\$2,000	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Street Facade</i>								
Metal Panel	5%			2052	**	5-10	\$3,600	
Windows								
Aluminum	15%			2048	**	5	\$600	
Steel	60%			2031	\$152,200	5	\$30,000	
Wood	25%			2040	**	5	\$10,000	
Parapets								
Masonry: Brick	60%			LIFE	**	5-10	\$2,600	
Masonry: Limestone	30%	4+	\$2,500	LIFE	**	5	\$200	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Decorative Cornice Street South Facade</i>								
Metal: Cage/Fence	5%			2037	**	5-10	\$300	
Slate	5%			LIFE	**	5	\$100	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Coping Stones. North Facade</i>								
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Coping Stones. North Facade</i>								
Roof								
Metal Panel	10%			2037	**	10	\$1,500	
Modified Bitumen	90%	0-2	\$37,500	2037	**			
<i>Debris Present, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Upper Rooftop Apartment</i>								
<i>Drains Inad/Misposn, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Main Roof</i>								
<i>Ponding, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Roof Perimeter</i>								

Interior

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

NEW YORK PUBLIC LIBRARY - 035
MUHLENBERG BRANCH LIBRARY
Asset # : 13350

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	Priority
Interior								
Floors								
Carpet	50%	Now	\$159,200	2034	**	3	\$15,400	
<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : 1st And 2nd Floors</i>								
Cast in Place Concrete	5%			LIFE	**	5	\$4,500	
Ceramic Tile	5%	2-4	\$1,200	2028	\$24,200	5	\$500	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Vacant Apartment</i>								
Marble Panels	10%	2-4	\$9,000	LIFE	**	5	\$1,500	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : First Floor</i>								
Vinyl Tile	10%	2-4	\$2,100	2032	\$21,200	3	\$800	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Vacant Apartment</i>								
Wood	20%			2035	**	5	\$7,700	
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Basement And 3rd Floor Vacant Apartment</i>								
Interior Walls								
Glass: Single Pane	5%			LIFE	**	5	\$2,600	
Gypsum Board	15%	2-4	\$1,300	LIFE	**	5	\$3,200	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Basement</i>								
Plaster	50%			LIFE	**	5-10	\$15,000	
Plaster	25%	Now	\$34,300	LIFE	**	5	\$2,600	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Basement, Vacant Apartment</i>								
<i>Paint Peeling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Basement, Vacant Custodians Apartment</i>								
Wood	5%			LIFE	**	5	\$14,100	
Ceilings								
AcousTileSusp.Lay-In	15%			2045	**	5	\$3,100	
Masonry: Vault Struct	8%	Now	\$36,500	LIFE	**			
<i>Water Penetration, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Sidewalk Vault In Basement Where Water And Electrical Mains Enter Building</i>								
Plaster	10%			LIFE	**	5-10	\$3,500	
Plaster	57%			LIFE	**	5-10	\$20,100	
Plaster	10%	Now	\$9,800	LIFE	**	5	\$1,300	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Vacant Custodians Apartment</i>								
<i>Paint Peeling, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Vacant Custodians Apartment</i>								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	\$8,900	2045	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Sidewalk At West 23rd Street Entrance</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
MUHLENBERG BRANCH LIBRARY
Asset # : 13350**

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

Not Accessible 100%

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

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 \$150,200 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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Lighting								
Egress Lighting								
Emergency, Battery	50%			2032	\$11,200	10	\$1,700	
Exit, LED	50%			2047	**	1		
Exterior Lighting								
HID	10%			2032	\$6,300	10		
No Component	90%							
Alarm								
Security System								
No Component	80%							
Generic	20%			2032	\$10,100	1	\$1,000	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : Intrusion Alarm Only. Motion Sensors</i>								
Fire/Smoke Detection								
Generic, Digital	100%			2032	\$172,600	1-3	\$8,700	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells And Horns</i>								
Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Natural Gas	100%			2042	**	1		
Conversion Equipment								
Hot Water Boiler	100%			2037	**	1	\$6,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : One Gas Fired Sectional Boiler</i>								
Distribution								
Hot Wtr Piping/Pump	100%			2040	**	4	\$1,000	
Terminal Devices								
Air Handler	60%			2032	\$131,700	1	\$5,100	
Convactor/Radiator	40%			2030	\$33,400	1	\$1,800	
<i>On Extended Life, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout, The Radiators Are Beyond Their Useful Life Cycle Rating</i>								
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		Priority
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	\$63,200	2	\$400	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 50%</i>								
<i>Location : 1 Unit, Roof</i>								
Split Unit	40%			2027	\$133,300			
<i>R-22 Refrigerant, Extent : Light, Area Affected : 40%</i>								
<i>Location : 2 Units, Roof</i>								
No Component	10%							
Terminal Devices								
Air Handler/Dir Expansion	40%			2032	\$62,800	1		
No Component	60%							
Heat Rejection								
Air Cooled Condenser Unit	40%			2032	\$11,300	2	\$3,800	
No Component	60%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$12,100	
Exhaust Fans								
Interior	50%			2032	\$27,800	2	\$200	
Roof	50%			2027	\$13,000	2	\$200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : Return Fan Observed</i>								
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2042	**	1		
Water Heater								
Gas Fired	100%			2027	\$9,500	2	\$200	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
<i>On Extended Life, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout, The Sanitary Piping Are Beyond Their Useful Life Cycle Rating</i>								
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
<i>On Extended Life, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout, Storm Piping Are Beyond Their Useful Life Cycle Rating</i>								
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement To 3rd Floor</i>								
<i>Explanation : One Unit</i>								

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

**NEW YORK PUBLIC LIBRARY - 035
 MUHLENBERG BRANCH LIBRARY
 Asset # : 13350**

Print Date : 19-Oct-2021 **NEW YORK PUBLIC LIBRARY - FY 2022**

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 2023 - 2026	FY 2027 - 2032
Mechanical	\$157,800	
Total	\$157,800	
Importance Code B	\$157,800	
Total	\$157,800	

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture				\$6,600
Interior Architecture		\$13,000		
Electrical	\$600	\$800	\$600	\$2,500
Mechanical	\$200	\$200	\$1,000	\$200
Total	\$800	\$14,000	\$1,600	\$9,400
Importance Code A	\$100		\$100	\$6,600
Importance Code B	\$800	\$14,000	\$1,600	\$2,700
Importance Code C				
Total	\$800	\$14,000	\$1,600	\$9,400



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

NEW YORK PUBLIC LIBRARY - 035
NEW DORP BRANCH LIBRARY
Asset # : 13351

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick Cavity	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	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Skylights On Roof</i>								
<i>Explanation : These Are Clerestory Windows</i>								
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	
<i>Recent Replace Evident, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Soffits								
Gypsum Board: Exterior Grade	100%			LIFE	**			
Interior								
Floors								
Cast in Place Concrete	3%			LIFE	**	5	\$1,200	
<i>Paint Peeling, Extent : Light, Area Affected : 25%</i>								
<i>Location : Throughout Mechanical Rooms</i>								
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		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%			2041	**	5	\$100	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Electrical Room</i>						
		<i>Explanation : One 1,200 Ampere Main Disconnect Switch</i>						
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	**			
		<i>Recent Installation, Extent : N/A, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
Egress Lighting								
Emergency, Battery	50%			2036	**	10	\$1,400	
Exit, Battery	50%			2036	**	10	\$400	
Exterior Lighting								
LED	100%			2041	**			
		<i>Recent Installation, Extent : N/A, Area Affected : 100%</i>						
		<i>Location : Building Perimeter</i>						
Alarm								
Security System								
Generic	50%			2036	**	1	\$2,200	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : CCTV Surveillance System</i>						
Generic	50%			2036	**	1	\$2,200	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : Intrusion Alarm System</i>						
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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Electricity	5%			2051	**	1		
Natural Gas	95%			2051	**	1		
Conversion Equipment								
Radiant Heater	5%			2031	\$11,200	2	\$300	
No Component	95%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location :</i>								
<i>Explanation : See Air Conditioning Section</i>								
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	\$157,800	2	\$700	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : 4 Rooftop Units Each With Direct Expansion Coils And A Gas-fired Furnace</i>								
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								
Gas Fired	100%	Now	\$200	2029	\$7,700	2	\$100	
<i>Broken, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Flue Vent Disconnected From Water Heater In 1st Floor Closet</i>								
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 : 19-Oct-2021

NEW YORK PUBLIC LIBRARY - FY 2022

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 2023 - 2026	FY 2027 - 2032
Exterior Architecture	\$475,700	\$60,000
Interior Architecture	\$576,100	\$392,800
Electrical		\$135,900
Mechanical		\$1,419,200
Total	\$1,051,800	\$2,008,000
Importance Code A	\$475,700	\$60,000
Importance Code B	\$508,200	\$1,897,600
Importance Code C	\$67,900	\$50,300
Total	\$1,051,800	\$2,008,000

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture	\$99,300		\$5,900	
Interior Architecture	\$7,800		\$75,100	\$700
Electrical	\$30,100	\$21,900	\$26,700	\$23,600
Mechanical	\$89,300	\$20,200	\$49,700	\$23,700
Site Enclosure	\$3,100			
Site Pavements	\$3,400			
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Total	\$241,000	\$50,100	\$165,300	\$55,900
Importance Code A	\$106,600	\$7,300	\$13,200	\$7,300
Importance Code B	\$122,800	\$42,700	\$152,100	\$47,900
Importance Code C	\$11,500			\$700
Total	\$241,000	\$50,100	\$165,300	\$55,900



*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
NYPL SERVICES CENTER
Asset # : 14502

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	12%			LIFE	**	5	\$90,100	
Masonry: Brick Cavity	80%	2-4	\$252,500	LIFE	**	5	\$60,000	
<i>Efflorescence, Extent : Light, Area Affected : 5%</i>								
<i>Location : Mechanical Penthouse</i>								
Masonry: Marble	1%			LIFE	**	5	\$1,100	
Metal Sect. OHD	5%			2045	**	5	\$11,700	
Pre-Cast Concrete	2%			LIFE	**	5	\$9,800	
Windows								
Aluminum	100%			2048	**	5	\$4,400	
Parapets								
Cast in Place Concrete	5%			LIFE	**	5	\$8,300	
Concrete Masonry Unit	5%			LIFE	**	5-10	\$2,200	
Masonry: Brick Cavity	73%			LIFE	**	5-10	\$40,100	
Metal Panel	5%			2052	**	5	\$1,600	
Metal Rail	2%			2037	**	5-10	\$2,900	
Pre-Cast Concrete	10%			LIFE	**	5	\$10,100	
Roof								
Cast in Place Concrete	97%	Now	\$223,300	LIFE	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout Roof Parking</i>								
<i>Ponding, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout Roof Parking</i>								
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout Roof Parking</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 5%</i>								
<i>Location : At Southwest Corner Of Roof Parking</i>								
<i>Other Observation, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Center Roof Parking</i>								
<i>Explanation : Exposed Reinforcement</i>								
Roll Roofing	3%	0-2	\$1,400	2028	\$13,800	5	\$2,500	
<i>Drains Inad/Misposn, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Front Entry Canopy</i>								
<i>Ponding, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Front Entry Canopy</i>								
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.

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NEW YORK PUBLIC LIBRARY - 035
NYPL SERVICES CENTER
Asset # : 14502

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	Priority	
Interior									
Floors									
Carpet	20%			2031	\$635,100	3	\$66,500		
Cast in Place Concrete	22%			LIFE	**	5	\$213,500		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : Throughout</i>									
<i>Explanation : Epoxy Coating</i>									
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	\$4,200		
Interior Walls									
Ceramic Tile	1%			2041	**	5	\$1,400		
Concrete Masonry Unit	39%	4+	\$67,900	LIFE	**	5	\$21,800		
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 5%</i>									
<i>Location : Basement Electrical Room</i>									
Gypsum Board	60%	4+	\$7,800	LIFE	**	5	\$50,300		
<i>Cracking/Crumbling, Extent : Light, Area Affected : 1%</i>									
<i>Location : Door And Wall Penetrations At Water Meter Room</i>									
Ceilings									
AcousTileSusp.Lay-In	40%			2045	**	5	\$88,700		
Exposed Struc: Concrete	35%	Now	\$280,200	LIFE	**	5	\$12,100		
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>									
<i>Location : At Trench Drain From Ramp Above</i>									
Gypsum Board	25%			LIFE	**	5-10	\$190,600		
Site Enclosure									
Fence/Gates									
Iron Picket	100%	4+	\$300	2067	**				
<i>Corrosion/Rusting, Extent : Light, Area Affected : 5%</i>									
<i>Location : Bicycle Parking</i>									
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>									
<i>Location : Bicycle Parking</i>									
<i>Explanation : Fence On Top Of Brick Retaining Wall</i>									
Retaining Walls									
Masonry: Brick	100%	0-2	\$2,800	2042	**				
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>									
<i>Location : Bicycle Parking By Front Entry</i>									
Site Pavements									
Public Sidewalk									
Cast in Place Concrete	100%			2045	**				
On-Site Walkways									
Cast in Place Concrete	100%	2-4	\$3,400	2037	**				
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>									
<i>Location : Bicycle Parking</i>									

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NEW YORK PUBLIC LIBRARY - 035
NYPL SERVICES CENTER
Asset # : 14502

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	\$600
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Disconnect Switch Rated At 4000 Amperes.</i>								
<hr/>								
Switchgear / Switchboard								
	Fused Disc Sw	100%			2052	**	5	\$600
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Six Vertical Sections</i>								
<hr/>								
Raceway								
	Conduit	100%			2052	**	1	
<hr/>								
Panelboards								
	Fused Disc Sw	10%			2048	**	5	\$300
	Molded Case Bkrs	90%			2048	**	5	\$3,500
<hr/>								
Wiring								
	Thermoplastic	100%			2052	**	1	
<hr/>								
Motor Controllers								
	Locally Mounted	5%			2045	**	5	\$100
	Variable Frequency Drive	95%			2045	**		
<hr/>								
Ground								
Grounding Devices								
	Generic	100%			LIFE	**	5	\$4,400
<hr/>								
Stand-by Power								
Transfer Switches								
	Automatic	100%			2045	**	1	\$45,600
<hr/>								
Generators								
	Diesel	100%			2041	**	1	\$57,400
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : Emergency Generator Rated At 300 Kilowatts</i>								
<hr/>								
Batteries								
	Lead/Acid	100%			2026	\$1,700	5	\$5,500
<hr/>								
Fuel Storage								
	Day Tank	10%			2048	**	5	\$2,800
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : 150 Gallons Rated Capacity</i>								
	Main Tank	90%			2060	**	5	\$3,900
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 1250 Gallons Rated Capacity</i>								
<hr/>								
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
NYPL SERVICES CENTER
Asset # : 14502

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	
Lighting								
Interior Lighting Fluorescent	80%			2037	**	10	\$108,700	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-5 Lamps</i>								
Fluorescent	20%			2037	**	10	\$27,200	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Hallways, Offices</i>								
<i>Explanation : Compact Fluorescent Lights</i>								
Egress Lighting Emergency, Service Exit, LED	50%			2037	**	1		
	50%			2060	**	1		
Exterior Lighting								
HID	10%			2037	**	10		
LED	10%			2037	**			
No Component	80%							
Alarm								
Security System No Component Generic	40%							
	60%			2037	**	1	\$33,200	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Hallways, Storage Areas</i>								
<i>Explanation : CCTV Surveillance Cameras</i>								
Fire/Smoke Detection Generic, Analog	100%			2037	**	1-3	\$91,300	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors, Horns</i>								
Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source Natural Gas	100%			2052	**	1		
Conversion Equipment Furnace	50%			2037	**	1	\$36,600	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : 2 Rooftop Package Units</i>								
Hot Water Boiler	50%			2045	**	1	\$36,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 3rd Floor Mechanical Room</i>								
<i>Explanation : 3 Units</i>								

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NEW YORK PUBLIC LIBRARY - 035
NYPL SERVICES CENTER
Asset # : 14502

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Distribution								
Hot Wtr Piping/Pump	50%			2048	**	4	\$5,500	
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	**	2	\$1,800	
		<i>Other Observation, Extent : N/A, Area Affected : 100%</i>						
		<i>Location : 2nd Floor Mechanical Rooms</i>						
		<i>Explanation : 2 Units. R-410a.</i>						
Int Pkg Unit - Heating/Cooling	40%			2030	\$1,324,300	2	\$3,600	
		<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>						
		<i>Location : 8 Units. 1st Floor And Basement</i>						
Ext Pkg Unit - Heating/Cooling	40%			2037	**	2	\$3,600	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Roof</i>						
		<i>Explanation : 2 Package Units. R-407c.</i>						
Heat Rejection								
Water Cooling Tower	60%			2033	**	2	\$89,500	
		<i>Other Observation, Extent : N/A, Area Affected : 100%</i>						
		<i>Location : Roof</i>						
		<i>Explanation : 1 Unit</i>						
No Component	40%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$130,900	
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								
Gas Fired	100%	Now	\$4,700	2027	\$94,900	2	\$1,700	
		<i>Other Observation, Extent : Severe, Area Affected : 10%</i>						
		<i>Location : 3rd Floor Mechanical Room</i>						
		<i>Explanation : Leaking Constantly With Multi-Defects.</i>						

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NEW YORK PUBLIC LIBRARY - 035
NYPL SERVICES CENTER
Asset # : 14502

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
Sanitary Piping Cast Iron	100%			LIFE	**	1		
Storm Drain Piping Cast Iron	100%			LIFE	**	1		
Sump Pump(s) Submersible	100%			2026	\$5,300	4	\$4,700	
Sewage Ejector(s) Electric	100%			2037	**	4	\$5,900	
Backflow Preventer Generic	100%			2037	**	1	\$9,100	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators Hydraulic	100%			LIFE	**			
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : 2 Units From Basement To Loading Dock, 1 Unit From Basement To 3rd Floor, 1 Unit From Basement To Roof</i>								
<i>Explanation : 4 Units</i>								
Fire Suppression								
Sprinkler Generic	100%			2052	**	1-2	\$41,500	

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Print Date : 19-Oct-2021

NEW YORK PUBLIC LIBRARY - FY 2022

Asset Name : OTTENDORFER BRANCH LIBRARY
Address : 135 SECOND AVE. E. EIGHT ST. - ST. MARKS PLACE
Borough : MANHATTAN **Agency's Number** : O03
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 2023 - 2026	FY 2027 - 2032
Exterior Architecture	\$71,300	\$188,500
Electrical		\$101,300
Total	\$71,300	\$289,700
Importance Code A	\$71,300	\$188,500
Importance Code B		\$101,300
Total	\$71,300	\$289,700

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture	\$98,900			
Interior Architecture	\$87,000			\$3,100
Electrical	\$11,400	\$200	\$300	\$200
Mechanical	\$44,800	\$1,200	\$9,700	\$1,200
Site Pavements	\$7,500			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$253,500	\$5,300	\$14,000	\$8,400
Importance Code A	\$99,700	\$800	\$800	\$800
Importance Code B	\$130,600	\$4,500	\$13,200	\$7,000
Importance Code C	\$23,200			\$500
Total	\$253,500	\$5,300	\$14,000	\$8,400



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NEW YORK PUBLIC LIBRARY - 035
OTTENDORFER BRANCH LIBRARY
Asset # : 13355

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	Priority
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	15%			LIFE	**	5	\$41,300	
Masonry: Brick	40%	4+	\$19,600	LIFE	**	5	\$7,100	
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Front Facade</i>								
Masonry: Brick	40%	0-2	\$51,700	LIFE	**	5	\$7,100	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Rear Facade</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Rear Facade</i>								
Masonry: Granite	5%			LIFE	**	5	\$1,300	
Windows								
Aluminum	35%	2-4	\$7,300	2048	**	5	\$400	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Wood	40%	2-4	\$2,800	2031	\$27,900	5	\$4,100	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Wood	25%	0-2	\$17,500	2057	**	5	\$2,600	
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Exterior</i>								
<i>Dry Rot/Decay, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Sills And Frames</i>								
Parapets								
Masonry: Sandstone	10%	Now	\$24,200	LIFE	**	5	\$300	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 60%</i>								
<i>Location : Roof Areas</i>								
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Copings Stones</i>								
<i>Explanation : Actually Bluestone</i>								
Metal Cornice	30%	2-4	\$4,900	2047	**			
<i>Broken/Missing Elements, Extent : Light, Area Affected : 20%</i>								
<i>Location : Roof</i>								
No Component	60%							
Roof								
Modified Bitumen	98%	0-2	\$18,800	2032	\$188,500			
<i>Blisters, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Upper Roof</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Lower Roof At 2nd Floor Roof At Toilet Room</i>								
Skylight, Metal/Glass	2%	Now	\$2,100	2032	\$41,900			
<i>Water Penetration, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Stairwell</i>								

Interior

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NEW YORK PUBLIC LIBRARY - 035
OTTENDORFER BRANCH LIBRARY
Asset # : 13355

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	Priority
Interior								
Floors								
Carpet	35%	2-4	\$6,800	2031	\$67,500	3	\$6,500	
<i>Punct/Tear/Impact Damage, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : 1st Floor Library Area</i>								
Cast in Place Concrete	10%			LIFE	**	5	\$5,400	
Ceramic Tile	5%			2041	**	5	\$600	
Vinyl Tile	5%	Now	\$6,400	2042	**	3	\$200	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 60%</i>								
<i>Location : Throughout</i>								
Wood	45%	Now	\$44,900	2047	**	5	\$5,300	
<i>Dry Rot/Decay, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Third Floor And Basement Stairs</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : 1st Floor Library Area And Steps, 2nd Floor, Steps</i>								
Interior Walls								
Cast in Place Concrete	5%			LIFE	**	10	\$2,400	
Ceramic Tile	5%			2041	**	5	\$1,000	
Gypsum Board	5%	2-4	\$200	LIFE	**	5	\$600	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	5%	0-2	\$4,600	LIFE	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Plaster	80%			LIFE	**	5-10	\$13,100	
Ceilings								
AcousTileSusp.Lay-In	10%	2-4	\$600	2045	**	5	\$600	
<i>Loose/Miss Fasteners, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : 1st Floor</i>								
Plaster	80%	Now	\$7,900	LIFE	**	5	\$6,200	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Third Floor</i>								
<i>Loose/Delam Surface, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout Third Floor</i>								
Plaster	10%	Now	\$2,000	LIFE	**	5	\$800	
<i>Water Penetration, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : First Floor And Second Floor</i>								
Site Enclosure								
Retaining Walls								
Concrete Masonry Unit	100%			2042	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2037	**			

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NEW YORK PUBLIC LIBRARY - 035
OTTENDORFER BRANCH LIBRARY
Asset # : 13355

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	Priority

Site Pavements

On-Site Walkways

Masonry: Granite

100% 4+ \$7,500 LIFE **

*Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%**Location : Front Steps*

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	Priority

Under 600 Volts

Service Equipment

Fused Disc Sw

100% 2042 ** 5

*Other Observation, Extent : Moderate, 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 \$10,100 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 \$200

Lighting

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**NEW YORK PUBLIC LIBRARY - 035
OTTENDORFER BRANCH LIBRARY
Asset # : 13355**

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	Priority
Lighting								
Interior Lighting Fluorescent	20%			2032	\$20,300	10	\$1,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Using T-8</i>								
Fluorescent	10%			2027	\$10,100	10	\$800	
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>								
<i>Location : Third Floor</i>								
Fluorescent	70%			2032	\$70,900	10	\$5,300	
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>								
<i>Location : First And Second Floor</i>								
Egress Lighting								
Emergency, Battery	50%			2037	**	10	\$1,000	
Exit, LED	50%			2060	**	1		
Exterior Lighting								
Fluorescent	20%			2027	\$6,500	10	\$200	
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>								
<i>Location : Outside</i>								
No Component	80%							
Alarm								
Security System								
No Component	80%							
Generic	10%			2032	\$3,100	1	\$300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallway And Reading Areas</i>								
<i>Explanation : Intrusion Alarm And Motion Sensor</i>								
Generic	10%			2037	**	1	\$300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Inside And Outside</i>								
<i>Explanation : CCTV Surveillance Camera</i>								
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2037	**	1-3	\$1,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Strobe Lights, Alarm Bell, Horns, Smoke Detector, Pull Box And Fire Alarm Panel</i>								

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	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.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a 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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Conversion Equipment Steam Boiler	100%			2045	**	1	\$8,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : 1 Unit</i>								
Distribution Central Plant Steam Piping/Pmp	100%	0-2	\$8,000	2052	**	4	\$400	
<i>Leak Evident, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Steam Supply Piping Leaking At Basement</i>								
Terminal Devices Convactor/Radiator	100%	Now	\$5,100	2037	**	1	\$2,400	
<i>Leak Evident, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Various Areas</i>								
Air Conditioning								
Energy Source Electricity	100%			2040	**	1		
Conversion Equipment Split Unit	15%	0-2	\$30,300	2042	**			
<i>Not in Service, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>R-22 Refrigerant, Extent : Light, Area Affected : 15%</i>								
<i>Location : Roof</i>								
Window/Wall Unit	40%			2027	\$7,900	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	\$700	
No Component	90%							
Exhaust Fans Roof	10%			2032	\$1,600	2		
No Component	90%							
Plumbing								
H/C Water Piping Brass/Copper	100%			2042	**	1		
Water Heater Electric	100%			2025	\$8,300	4	\$100	
Sanitary Piping Cast Iron	100%			LIFE	**	1		
Fixtures Generic	100%							

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

**NEW YORK PUBLIC LIBRARY - 035
OTTENDORFER BRANCH LIBRARY
Asset # : 13355**

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Vertical Transport								
Elevators								
	Hydraulic	100%			LIFE		**	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement To 3rd Floor</i>								
<i>Explanation : 1 Unit</i>								
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.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 19-Oct-2021

NEW YORK PUBLIC LIBRARY - FY 2022

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 2023 - 2026	FY 2027 - 2032
Exterior Architecture		\$309,400
Mechanical		\$579,100
Total		\$888,400
Importance Code A		\$309,400
Importance Code B		\$579,100
Total		\$888,400

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture	\$30,900			\$4,600
Interior Architecture	\$2,000	\$6,600		
Electrical	\$1,100	\$1,400	\$1,100	\$16,500
Mechanical	\$1,500	\$1,700	\$3,000	\$1,700
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$39,400	\$13,700	\$8,000	\$26,700
Importance Code A	\$31,700	\$700	\$700	\$5,300
Importance Code B	\$7,800	\$12,500	\$7,300	\$21,400
Importance Code C		\$400		
Total	\$39,400	\$13,700	\$8,000	\$26,700



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

NEW YORK PUBLIC LIBRARY - 035
PARKCHESTER BRANCH LIBRARY
Asset # : 13356

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	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	\$30,900	2031			\$309,400	
<i>Ponding, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : At Roof Drains</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : At Elevator Bulkhead And Lower Roof, Open Stair</i>								
Soffits								
Stucco Cement	100%			2044	**	5		
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$2,200	
Ceramic Tile	5%			2034	**	5	\$500	
Vinyl Tile	85%			2036	**	3	\$3,300	
Interior Walls								
Ceramic Tile	5%			2034	**	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	\$2,000	2044	**	5	\$500	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Open Stair To 2nd Floor</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Open Stair To 2nd Floor</i>								
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		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%			2036		**		
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Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

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

\$700

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

\$579,100

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

H/C Water Piping

Brass/Copper

70%

2051

* *

1

Galvanized Steel

30%

2044

* *

1

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

Estimates are rounded to the nearest hundred dollars.

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

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

**NEW YORK PUBLIC LIBRARY - 035
PARKCHESTER BRANCH LIBRARY
Asset # : 13356**

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Plumbing								
	Water Heater							
	Gas Fired	100%			2029	\$9,400	2	\$200
	Sanitary Piping							
	Cast Iron	100%			LIFE	* *	1	
	Storm Drain Piping							
	Cast Iron	100%			LIFE	* *	1	
	Fixtures							
	Generic	100%						
Vertical Transport								
	Elevators							
	Hydraulic	100%			LIFE	* *		
				<i>Other Observation, Extent : Light, Area Affected : 100%</i>				
				<i>Location : One Through Two</i>				
				<i>Explanation : 1 Unit</i>				

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

Print Date : 19-Oct-2021

NEW YORK PUBLIC LIBRARY - FY 2022

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 2023 - 2026	FY 2027 - 2032
Exterior Architecture	\$410,600	
Total	\$410,600	
Importance Code A	\$410,600	
Total	\$410,600	

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture	\$44,400			
Interior Architecture	\$6,500	\$1,600		
Electrical	\$300	\$400	\$400	\$18,100
Mechanical	\$2,400	\$9,400	\$2,800	\$6,900
Total	\$53,500	\$11,400	\$3,200	\$24,900
Importance Code A	\$44,900	\$500	\$500	\$600
Importance Code B	\$8,600	\$10,900	\$2,700	\$24,300
Importance Code C				
Total	\$53,500	\$11,400	\$3,200	\$24,900



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
PELHAM BAY BRANCH LIBRARY
Asset # : 13357

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	Priority
Exterior								
Exterior Walls								
Masonry: Brick	100%	Now	\$32,600	LIFE	**	5	\$19,200	
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 1%</i>								
<i>Location : South Side</i>								
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Windows								
Aluminum	100%			2047	**	5	\$2,000	
Parapets								
Pre-Cast Concrete	30%	0-2	\$11,900	LIFE	**	5	\$1,900	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Masonry Screen Wall At Rooftop Equipment Failed</i>								
<i>Miss/Damaged Copings, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Copings At Masonry Screen Wall Failed</i>								
No Component	70%							
Roof								
Modified Bitumen	100%	Now	\$410,600	2041	**			
<i>Blisters, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Staff Area, Staff Toilet, Boiler Room</i>								
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+	\$6,500	2044	**	5	\$8,900	
<i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Office Area</i>								
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		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%			2031	\$1,700	5	\$300	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Electrical Room</i>						
		<i>Explanation : One 500 Ampere Main Disconnect Switch</i>						
Switchgear / Switchboard								
Molded Case Bkrs	100%			2031	\$36,200	5	\$300	
Raceway								
Conduit	100%			2031	\$35,200	1		
Panelboards								
Fused Disc Sw	5%			2030	\$800	5		
Molded Case Bkrs	95%			2030	\$15,900	5	\$200	
Wiring								
Thermoplastic	100%			2031	\$31,100	1		
Motor Controllers								
Locally Mounted	100%			2029	\$16,900	5	\$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$100	
Lighting								
Interior Lighting								
Fluorescent	95%			2036	**	10	\$8,300	
		<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
Fluorescent	5%			2036	**	10	\$400	
		<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Community Room</i>						
Egress Lighting								
Exit, Service	50%			2026	\$800	1		
No Component	50%							
Exterior Lighting								
HID	20%			2026	\$8,100	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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Heating

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

Estimates are rounded to the nearest hundred dollars.

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

** 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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
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	\$700	
<i>Insul. Deteriorating, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Basement</i>								
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 Compr/Chiller	100%			2036	**	1	\$4,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : R410a</i>								
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	
<i>Needs Cleaning, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughtout</i>								
Exhaust Fans								
Interior	10%			2026		2	\$3,600	
Roof	90%			2031		2	\$300	
Plumbing								
H/C Water Piping								
Brass/Copper	50%			2051	**	1		
Galvanized Steel	50%			2044	**	1		
Water Heater								
Gas Fired	100%			2024		2	\$6,100	\$100
<i>Corroded, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Mechanical Room. Hot Water Heater Badly Corroded And May Fail Soon</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Mechanical Room</i>								
<i>Explanation : One 40 Gallon</i>								
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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
Sump Pump(s)								
Non-Submersible	100%			2031	\$1,500	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.*

Print Date : 19-Oct-2021

NEW YORK PUBLIC LIBRARY - FY 2022

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 2023 - 2026	FY 2027 - 2032
Exterior Architecture	\$63,400	
Interior Architecture		\$52,800
Electrical	\$39,100	\$79,500
Mechanical	\$290,200	\$85,500
Total	\$392,700	\$217,700
Importance Code A	\$63,400	\$85,500
Importance Code B	\$329,400	\$132,200
Total	\$392,700	\$217,700

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture	\$41,500	\$2,500		\$17,900
Interior Architecture	\$44,700	\$5,400	\$600	\$4,000
Electrical	\$24,300	\$900	\$900	\$41,700
Mechanical	\$15,400	\$2,500	\$1,200	\$31,000
Site Enclosure	\$3,100			
Site Pavements	\$2,300			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$135,100	\$15,300	\$6,600	\$98,700
Importance Code A	\$42,000	\$3,000	\$500	\$18,400
Importance Code B	\$61,300	\$11,900	\$6,100	\$80,200
Importance Code C	\$31,900	\$400		
Total	\$135,100	\$15,300	\$6,600	\$98,700



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
PORT RICHMOND BRANCH LIBRARY
Asset # : 13358

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	Priority
Exterior								
Exterior Walls								
Masonry: Brick	75%	2-4	\$63,400	LIFE	**	5	\$17,300	
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
Masonry: Limestone	5%	2-4	\$17,000	LIFE	**	5	\$900	
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Stucco Cement	20%	Now	\$16,200	2036	**	5	\$5,800	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Above Arched Windows</i>								
Windows								
Aluminum	100%	Now	\$8,300	2047	**	5	\$1,600	
<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Various Windows</i>								
Parapets								
Wood Cornice	100%			2041	**	5-10	\$40,800	
Roof								
Asphalt Shingle	100%			2034	**	10	\$2,500	
Interior								
Floors								
Carpet	35%			2030	\$79,200	3	\$7,700	
Ceramic Tile	5%			2034	**	5	\$700	
Vinyl Tile	35%			2031	\$52,800	3	\$1,900	
Vinyl Tile	5%	Now	\$7,500	2041	**	3	\$300	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : 2nd Floor Apartment</i>								
<i>Loose/Delam Surface, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : 2nd Floor Apartment</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : 2nd Floor Apartment</i>								
Vinyl Tile 9" X 9"	2%			2026	\$3,900	3	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Stairwell From Basement To First Floor</i>								
<i>Explanation : 9x9 Tiles</i>								
Wood	15%			2059	**	5	\$4,100	
Wood	3%	Now	\$7,000	2059	**	5	\$400	
<i>Water Penetration, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : 2nd Floor Apartment</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : 2nd Floor Apartment</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
PORT RICHMOND BRANCH LIBRARY
Asset # : 13358

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Interior Walls								
Ceramic Tile	5%			2034	**	5	\$800	
Masonry: Brick	5%	Now	\$3,800	LIFE	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Boiler Room In Basement</i>								
Plaster	65%	Now	\$10,200	LIFE	**	5	\$3,100	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Various Basement Areas</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Various Basement Areas</i>								
Plaster	20%	Now	\$12,500	LIFE	**	5	\$1,000	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Roof Stair, Basement And 2nd Floor Apartment</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Roof Stair, Basement And 2nd Floor Apartment</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Roof Stair And 2nd Floor Apartment</i>								
Wood	5%			LIFE	**	5	\$3,200	
Ceilings								
Plaster	90%			LIFE	**	5	\$8,400	
Plaster	5%	Now	\$3,600	LIFE	**	5	\$500	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : 2nd Floor Apartment</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : 2nd Floor Apartment</i>								
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	\$3,100	2041	**			
<i>Broken/Missing Elements, Extent : Light, Area Affected : 2%</i>								
<i>Location : Driveway Entrance</i>								
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Driveway</i>								
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		Priority
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	\$2,300	2036	**			
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*Cracking/Crumbling, Extent : Moderate, Area Affected : 10%**Location : North Side Of Building**Ponding, Extent : Moderate, Area Affected : 10%**Location : North Side Of Building*

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	Priority

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2041	**	5		
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*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room**Explanation : Two 200 Ampere Main Disconnect Switches*

Raceway

Conduit	100%			2041	**	1		
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Panelboards

Molded Case Bkrs	50%			2039	**	5	\$100	
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*Other Observation, Extent : Light, Area Affected : 10%**Location : Basement**Explanation : Surge Protection Device In Alarm State*

Molded Case Bkrs	50%			2047	**	5	\$100	
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Wiring

Braided Cloth	10%	0-2	\$3,400	2056	**	1		
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*Insulation Aged, Extent : Moderate, Area Affected : 100%**Location : Throughout*

Thermoplastic	90%			2041	**	1		
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Motor Controllers

Locally Mounted	100%	2-4	\$18,300	2051	**	5		
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*On Extended Life, Extent : Moderate, Area Affected : 100%**Location : Basement*

Ground

Grounding Devices

Not Accessible	100%							
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Lighting

Interior Lighting

Fluorescent	67%			2031	\$79,500	10	\$6,000	
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*T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%**Location : Basement And First Floor*

Fluorescent	33%			2026	\$39,100	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.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a 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

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	

Lighting

Egress Lighting

Emergency, Service

60%

2026

\$3,500

1

Exit, Service

40%

2026

\$700

1

Exterior Lighting

HID

75%

2026

\$33,500

10

LED

25%

2036

* *

Alarm

Security System

Generic

100%

2031

\$35,800

1

\$3,600

Fire/Smoke Detection

No Component

10%

Generic, Digital

90%

Now

\$2,200

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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Heating

Energy Source

Natural Gas

100%

2051

* *

1

Conversion Equipment

Hot Water Boiler

100%

2029

\$85,500

1

\$4,800

Distribution

Hot Wtr Piping/Pump

100%

2030

\$17,300

4

\$500

Terminal Devices

Convactor/Radiator

25%

Now

\$14,800

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

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

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a 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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Conversion Equipment								
Reciprocating Compr/Chiller	60%	Now	\$56,500	2041	**	1	\$2,400	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i> <i>Location : Basement Mechanical Room</i> <i>Unit Inoperable, Extent : Severe, Area Affected : 50%</i> <i>Location : Chiller No.1 Defective In Basement Mechanical Room</i> <i>Other Observation, Extent : Light, Area Affected : 100%</i> <i>Location : Basement Mechanical Room</i> <i>Explanation : Chillers Are Obsolete.</i>								
Window/Wall Unit	30%			2026	\$6,900	1		
No Component	10%							
Terminal Devices								
Fan Coil - 4 Pipe	100%	0-2	\$233,800	2041	**	1	\$2,800	
<i>Not in Service, Extent : Severe, Area Affected : 75%</i> <i>Location : Eight Units Are Defective In Various Locations</i> <i>Other Observation, Extent : Light, Area Affected : 100%</i> <i>Location : Basement And 1st Floor</i> <i>Explanation : Fan Coil Units Are Obsolete.</i>								
Heat Rejection								
Air Cooled Condenser Unit	100%			2026	\$20,100	2	\$6,800	
Ventilation								
Distribution								
Not Accessible	100%							
Exhaust Fans								
Interior	30%			2036	**	2	\$100	
Wall Unit	30%			2026	\$1,200	2	\$100	
No Component	40%							
Plumbing								
H/C Water Piping								
Brass/Copper	40%			2041	**	1		
Galvanized Steel	60%			2036	**	1		
Water Heater								
Gas Fired	100%			2029	\$6,800	2	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i> <i>Location : Basement</i> <i>Explanation : 40 Gallon Water Heater</i>								
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	**			

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

Print Date : 19-Oct-2021

NEW YORK PUBLIC LIBRARY - FY 2022

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 2023 - 2026	FY 2027 - 2032
Exterior Architecture		\$151,200
Interior Architecture		\$54,800
Electrical		\$162,200
Mechanical	\$189,700	\$48,600
Total	\$189,700	\$416,800
Importance Code A		\$151,200
Importance Code B	\$189,700	\$265,600
Total	\$189,700	\$416,800

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture	\$132,800	\$4,000	\$1,600	\$2,600
Interior Architecture	\$2,700	\$7,200	\$900	\$800
Electrical	\$800	\$700	\$800	\$34,300
Mechanical	\$16,100	\$1,000	\$2,300	\$26,000
Site Pavements	\$1,100			\$1,100
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$157,400	\$16,800	\$9,600	\$68,800
Importance Code A	\$133,600	\$4,600	\$2,400	\$28,300
Importance Code B	\$22,700	\$12,100	\$6,800	\$39,300
Importance Code C	\$1,100		\$400	\$1,100
Total	\$157,400	\$16,800	\$9,600	\$68,800



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
RICHMONDTOWN BRANCH LIBRARY
Asset # : 13387

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	Priority
Exterior								
Exterior Walls								
Masonry: Brick	98%	Now	\$43,500	LIFE	**	5	\$25,700	
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Window Wall	2%			2051	**	5	\$2,000	
Windows								
Aluminum	60%			2030	\$151,200	5	\$3,200	
<i>Deteriorated Finish, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Steel	15%	Now	\$47,100	2056	**	5	\$5,000	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Community Room</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Community Room</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Community Room</i>								
Wood	25%	Now	\$42,200	2056	**	5	\$6,700	
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : South Facade</i>								
<i>Dry Rot/Decay, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : South Facade</i>								
<i>Split/Cracked, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : South Facade</i>								
Parapets								
Masonry: Brick	15%			LIFE	**	5	\$100	
Metal Panel	5%			2051	**	5	\$100	
No Component	80%							
Roof								
Modified Bitumen	98%			2039	**	10	\$33,300	
<i>Recent Replace Evident, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Skylight, Plastic	2%			2044	**	1		
Soffits								
Aluminum Sunshades	50%			2034	**	10	\$4,000	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Main Entry</i>								
<i>Explanation : This Is Actually A Metal Awning</i>								
Wood	50%			2036	**	5	\$3,200	
Interior								
Floors								
Carpet	65%			2030	\$190,200	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	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a 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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
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+	\$2,700	2044	**	5	\$7,300	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 1%</i>								
<i>Location : Mechanical Room</i>								
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	\$4,600	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : South Side Of Building</i>								
<i>Explanation : This Is Actually A Steel Egress Stair</i>								
Parking/Driveway								
Asphalt	100%			2034	**			

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	\$1,700	5	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 800 Ampere Service</i>								
Raceway								
Conduit	70%			2031	\$24,600	1		
Conduit	30%			2051	**	1		
Panelboards								
Molded Case Bkrs	50%			2030	\$8,400	5	\$200	
Molded Case Bkrs	50%			2047	**	5	\$200	
Wiring								
Thermoplastic	70%			2031	\$21,800	1		
Thermoplastic	30%			2051	**	1		

Ground

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

NEW YORK PUBLIC LIBRARY - 035
RICHMONDTOWN BRANCH LIBRARY
Asset # : 13387

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	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$200	
Lighting								
Interior Lighting								
Fluorescent	95%			2031	\$154,100	10	\$12,600	
		<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
Fluorescent	5%			2031	\$8,100	10	\$700	
		<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
Egress Lighting								
Emergency, Battery	50%			2031	\$10,900	10	\$1,700	
Exit, Battery	50%			2031	\$3,700	10	\$500	
Exterior Lighting								
LED	100%			2041	**			
		<i>Recent Installation, Extent : N/A, Area Affected : 100%</i>						
		<i>Location : Building Perimeter</i>						
Alarm								
Security System								
Generic	50%			2041	**	1	\$2,700	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : CCTV Surveillance System Recently Installed</i>						
Generic	50%			2036	**	1	\$2,700	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : Intrusion Alarm System</i>						
Fire/Smoke Detection								
No Component	80%							
Generic, Digital	20%			2026	\$33,600	1-3	\$1,800	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
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.
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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
RICHMONDTOWN BRANCH LIBRARY**

Asset # : 13387

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Conversion Equipment								
Furnace	70%			2026	\$25,000	1	\$5,000	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Roof</i>							
	<i>Explanation : Three Rooftop Units With Gas-fired Furnaces. See Air-conditioning Section.</i>							
Hot Water Boiler	20%			2044	**	1	\$1,400	
	<i>Other Observation, Extent : Light, Area Affected : 20%</i>							
	<i>Location : Boiler Room</i>							
	<i>Explanation : One Gas-fired Boiler Provides Hot Water To Perimeter Baseboard Radiators In Community Room Only.</i>							
Radiant Heater	10%			2031	\$26,900	2	\$700	
	<i>Other Observation, Extent : Light, Area Affected : 10%</i>							
	<i>Location : Various Locations In 2016 Building</i>							
	<i>Explanation : Electric Baseboard Radiators.</i>							
Distribution								
Hot Wtr Piping/Pump	20%			2047	**	4	\$200	
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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Air Conditioning								
Conversion Equipment								
Heat Pump Air Sourced	10%	0-2	\$15,000	2036	**	2	\$100	
<i>Obsolete Equipment, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Training Rooms And Kitchen In 1972 Building</i>								
<i>Other Observation, Extent : Light, Area Affected : 10%</i>								
<i>Location : Training Rooms And Kitchen In 1972 Building</i>								
<i>Explanation : Floor-mounted Self-contained Terminal Heat Pump Units</i>								
Ext Pkg Unit - Heating/Cooling	60%	2-4	\$114,000	2041	**	2	\$400	
<i>Malfunctioning, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Building Management System Serving Air-conditioning System</i>								
<i>Obsolete Equipment, Extent : Severe, Area Affected : 100%</i>								
<i>Location : 3 Rooftop Units With Gas-fired Furnaces.</i>								
<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : 3 Units On Roof</i>								
<i>Other Observation, Extent : Light, Area Affected : 25%</i>								
<i>Location : Roof</i>								
<i>Explanation : 2 Years Ago A Rooftop Unit Was Removed.</i>								
Split Unit	10%			2026	\$32,400			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : 1 Of 3 Condensing Units Piped To Indoor Units Serving Community Room</i>								
Split Unit	15%			2031	\$48,600			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 2nd Floor</i>								
<i>Explanation : 2 Of 3 Condensing Units Piped To Indoor Units Serving 2nd Floor Library.</i>								
Window/Wall Unit	5%			2029	\$1,600	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Kitchen</i>								
<i>Explanation : 1 Unit</i>								
Terminal Devices								
Fan Coil - 2 Pipe	10%			2036	**	1	\$500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Community Room</i>								
<i>Explanation : 2 Of 5 Indoor Units.</i>								
Fan Coil - 2 Pipe	15%			2026	\$43,300	1	\$700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 2nd Floor</i>								
<i>Explanation : 3 Of 5 Indoor Units.</i>								
No Component	75%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$8,100	
Exhaust Fans								
Interior	10%			2036	**	2		
Roof	90%			2036	**	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.

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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		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Plumbing								
	H/C Water Piping Galvanized Steel	100%			2044	* *	1	
	Water Heater Gas Fired	100%			2029	\$9,300	2	\$200
	Sanitary Piping Cast Iron	100%			LIFE	* *	1	
	Fixtures Generic	100%						
Vertical Transport								
	Elevators Hydraulic	100%			LIFE	* *		
				<i>Other Observation, Extent : Light, Area Affected : 100%</i>				
				<i>Location : 1st To 2nd Floor</i>				
				<i>Explanation : 1 Elevator Unit.</i>				
Fire Suppression								
	Sprinkler No Component	95%						
	Generic	5%			2051	* *	1-2	\$200

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

Print Date : 19-Oct-2021

NEW YORK PUBLIC LIBRARY - FY 2022

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 2023 - 2026	FY 2027 - 2032
Exterior Architecture	\$52,800	
Mechanical		\$98,600
Total	\$52,800	\$98,600
Importance Code A	\$52,800	
Importance Code B		\$98,600
Total	\$52,800	\$98,600

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture	\$59,000	\$2,400		\$4,900
Interior Architecture	\$35,700		\$300	\$3,400
Electrical	\$200	\$300	\$300	\$20,600
Mechanical	\$8,800	\$400	\$2,700	\$400
Site Enclosure	\$3,200			
Total	\$106,900	\$3,100	\$3,300	\$29,400
Importance Code A	\$59,400	\$2,800	\$400	\$5,300
Importance Code B	\$16,600	\$300	\$2,700	\$24,100
Importance Code C	\$31,000		\$200	
Total	\$106,900	\$3,100	\$3,300	\$29,400



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
RIVERDALE BRANCH LIBRARY
Asset # : 13361

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	100%	Now	\$52,800	LIFE	**	5	\$15,600	
<i>Water Penetration, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : North And East Walls</i>								
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	\$15,500	LIFE	**	5	\$200	1
<i>Diagonal Cracks, Extent : Severe, Area Affected : 100%</i>								
<i>Location : End Of Parapet Wall At Rear Of Flat Roof</i>								
Metal Rail	15%			2036	**	5-10	\$8,100	
Metal: Cage/Fence	40%	Now	\$26,600	2051	**	5	\$3,900	
<i>Deformed/Dented, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Low Roof Area Around Mechanical Equipment</i>								
Roof								
Asphalt Shingle	80%			2034	**	10	\$2,400	
Roll Roofing	20%	Now	\$16,700	2033	**	5	\$3,000	
<i>Blisters, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Roof</i>								
<i>Deteriorated Finish, Extent : Severe, Area Affected : 60%</i>								
<i>Location : Throughout</i>								
<i>Ponding, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Soffits								
Wood	100%			2044	**	5		
Interior								
Floors								
Carpet	94%	0-2	\$4,900	2030	\$97,900	3	\$10,300	
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Community Room</i>								
Ceramic Tile	3%			2040	**	5	\$200	
Vinyl Tile	3%	4+	\$2,100	2041	**	3	\$100	
<i>Worn/Eroded, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Interior Offices - Book Carts Have Damaged Floors, Office Work Room, Staff Room</i>								
Interior Walls								
Ceramic Tile	2%			2040	**	5	\$400	
Concrete Masonry Unit	90%	Now	\$22,700	LIFE	**	5	\$7,300	
<i>Water Penetration, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : At South And East Walls</i>								
Wood	8%	4+	\$5,100	LIFE	**	5	\$6,500	
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Water Damage At Base Of Wood Walls In Children Reading Area</i>								

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NEW YORK PUBLIC LIBRARY - 035
RIVERDALE BRANCH LIBRARY
Asset # : 13361

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Ceilings								
AcousTileConcealSpLn	15%	0-2	\$1,000	2044	**	5	\$700	
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Office Area, Work Room, Manager Office</i>								
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	\$3,200	2057	**			
<i>Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Concrete Copings At Top Of Wall Need Caulking</i>								
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								
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	\$1,700	5		
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 200 Ampere Main Disconnect Switch</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2031	\$36,200	5		
Raceway								
Conduit	100%			2031	\$35,200	1		
Panelboards								
Fused Disc Sw	5%			2030	\$800	5		
Molded Case Bkrs	95%			2030	\$15,900	5	\$200	
Wiring								
Thermoplastic	100%			2031	\$31,100	1		
Motor Controllers								
Locally Mounted	100%			2029	\$16,900	5	\$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$100	
Lighting								

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NEW YORK PUBLIC LIBRARY - 035
RIVERDALE BRANCH LIBRARY
Asset # : 13361

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	Priority
Lighting								
Interior Lighting								
Fluorescent	50%			2031	\$42,100	10	\$3,400	
		<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
Fluorescent	1%			2026	\$800	10	\$100	
		<i>T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Electrical Room</i>						
HID	45%			2031	\$25,800	10	\$100	
Incandescent	4%			2026	\$3,400	2		
Egress Lighting								
Emergency, Battery	50%			2026	\$5,700	10	\$900	
Exit, Service	50%			2026	\$600	1		
Exterior Lighting								
HID	20%			2026	\$6,400	10		
No Component	80%							
Alarm								
Security System								
No Component	70%							
Generic	10%			2026	\$2,500	1	\$300	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Reading Area And Exit Doors</i>						
		<i>Explanation : Intrusion Alarm And Motion Sensor</i>						
Generic	20%			2031	\$5,100	1	\$600	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Reading Area And Outside</i>						
		<i>Explanation : Surveillance Camera</i>						
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2039	**	1-3	\$1,400	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
		<i>Explanation : Strobes, Bell, Horn, Smoke Detector, Pull Box Station And Fire Alarm Panel</i>						

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2051	**	1		
Conversion Equipment								
Furnace	100%			2031	\$18,600	1	\$3,700	
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$4,200	
Air Conditioning								
Energy Source								
Electricity	100%			2047	**	1		

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NEW YORK PUBLIC LIBRARY - 035
RIVERDALE BRANCH LIBRARY
Asset # : 13361

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Air Conditioning								
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	100%			2031	\$98,600	2	\$500	
Heat Rejection								
Air Cooled Condenser Unit	100%			2031	\$15,900	2	\$5,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : 2 Units</i>								
Ventilation								
Distribution								
Ductwork/Diffusers	100%	0-2	\$7,300	LIFE	**	2-5	\$4,200	
<i>Leak Evident, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : First Floor. Report Of Condensation Dripping Down Through The Supply Grid</i>								
Exhaust Fans								
Interior	100%			2036	**	2	\$200	
Plumbing								
H/C Water Piping								
Galvanized Steel	100%			2044	**	1		
Water Heater								
Electric	20%			2029	\$1,400	4		
<i>Other Observation, Extent : Light, Area Affected : 20%</i>								
<i>Location : Restroom</i>								
<i>Explanation : One 5 Gallon</i>								
Gas Fired	80%			2029	\$3,800	2	\$100	
<i>Other Observation, Extent : Light, Area Affected : 80%</i>								
<i>Location : Mechanical Room</i>								
<i>Explanation : One 40 Gallon</i>								
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Fixtures								
Generic	100%							

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

Print Date : 19-Oct-2021

NEW YORK PUBLIC LIBRARY - FY 2022

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 2023 - 2026	FY 2027 - 2032
Exterior Architecture	\$121,700	\$81,400
Interior Architecture	\$51,500	\$108,400
Electrical	\$255,800	
Mechanical	\$107,000	\$203,500
Total	\$536,000	\$393,300
Importance Code A	\$121,700	\$81,400
Importance Code B	\$414,300	\$311,900
Total	\$536,000	\$393,300

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture	\$58,300	\$3,900		\$42,100
Interior Architecture	\$15,900	\$11,000	\$3,600	\$8,000
Electrical	\$700	\$1,300	\$1,000	\$29,800
Mechanical	\$27,500	\$20,300	\$16,900	\$19,900
Site Pavements	\$4,500			
Elevators/Escalators	\$9,900	\$9,900	\$9,900	\$9,900
Total	\$116,800	\$46,300	\$31,400	\$109,700
Importance Code A	\$66,600	\$7,300	\$3,500	\$45,700
Importance Code B	\$50,300	\$39,000	\$27,200	\$64,000
Importance Code C			\$800	
Total	\$116,800	\$46,300	\$31,400	\$109,700



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
SCHOMBURG CENTER FOR RESEARCH IN BLACK CULTURE

Asset # : 1925

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	Priority
Exterior								
Exterior Walls								
Masonry: Brick Cavity	85%			LIFE	**	5	\$81,400	
<i>Efflorescence, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : East Facade</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : 4th Floor Stacks And Stairwell From 135th Street</i>								
Metal Panel	10%			2051	**	5-10	\$65,900	
Window Wall	5%	4+	\$9,000	2051	**	5	\$9,000	
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Front Elevation</i>								
Windows								
Aluminum	70%	Now	\$121,700	2039	**	5	\$4,300	
<i>Air Infiltration, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 35%</i>								
<i>Location : East Facade. Soffits Above Windows At Offices And South Facing Transom Windows</i>								
<i>Weather Strip Missing, Extent : Severe, Area Affected : 50%</i>								
<i>Location : 2nd Floor Windows</i>								
Glass Block	10%	Now	\$3,400	LIFE	**	5	\$800	
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : 3rd Floor</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : East Facade At Offices, 4th And 3rd Floor, 4th Floor Stack Area</i>								
Metal Louvers	5%			2034	**	10	\$3,900	
Wood	15%			2047	**	5	\$18,500	
Parapets								
Masonry: Brick Cavity	65%	Now	\$14,100	LIFE	**	5	\$2,700	
<i>Worn/Eroded, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : West Facade Above Bay Window</i>								
Metal Panel	5%			2051	**	5	\$800	
Metal Rail	25%	0-2	\$31,300	2051	**	5	\$7,400	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Parapets Above Langston Hughes Wing</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Parapets Above Langston Hughes Wing</i>								
Pre-Cast Concrete	5%	Now	\$400	LIFE	**	5	\$1,300	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout Coping</i>								
Roof								
Modified Bitumen	65%			2036	**	10	\$15,400	
Single Ply Membrane	35%			2036	**	10	\$8,300	
<i>Recent Installation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Main Roof</i>								

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
SCHOMBURG CENTER FOR RESEARCH IN BLACK CULTURE

Asset # : 1925

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Soffits								
Metal/Glass Curt Wall	100%			LIFE	**	5		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Entrance Canopy</i>								
<i>Explanation : Steel Supports And Glass Insets</i>								
Interior								
Floors								
Carpet	15%			2030	\$122,000	3	\$12,800	
Cast in Place Concrete	20%			LIFE	**	5	\$24,900	
Ceramic Tile	5%			2040	**	5	\$2,800	
Cork Tile	5%	Now	\$15,900	2041	**	5	\$1,200	
<i>Worn/Eroded, Extent : Severe, Area Affected : 40%</i>								
<i>Location : Latimer Room</i>								
Marble Panels	5%			LIFE	**	5	\$2,100	
Terrazzo	10%			LIFE	**	5	\$4,400	
Vinyl Tile	20%			2031	\$108,400	3	\$4,300	
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	
<i>Efflorescence, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : 4th Floor</i>								
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	\$51,500	2051	**	5	\$3,600	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 35%</i>								
<i>Location : 2nd Floor Manuscripts Area</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : 2nd Floor Manuscripts Area</i>								
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	**			
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Actually Metal Decking</i>								
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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
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	\$4,500	2040	**			
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Interior Courtyard</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	50%			2031	\$1,400	5	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room Landmark Building</i>								
<i>Explanation : One 2,000 Ampere Main Disconnect Switch</i>								
Fused Disc Sw	50%			2051	**	5	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room M A R B Building</i>								
<i>Explanation : One 2,000 Ampere Main Disconnect Switch</i>								
Switchgear / Switchboard								
Fused Disc Sw	50%			2031	\$18,100	5	\$100	
Fused Disc Sw	50%			2051	**	5	\$100	
Raceway								
Conduit	60%			2031	\$21,100	1		
Conduit	40%			2051	**	1		
Panelboards								
Fused Disc Sw	3%			2030	\$800	5		
Fused Disc Sw	2%			2047	**	5		
Molded Case Bkrs	55%			2030	\$13,800	5	\$600	
Molded Case Bkrs	40%			2047	**	5	\$400	
Wiring								
Thermoplastic	60%			2031	\$18,700	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		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
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	\$255,800	10	\$20,900
				<i>Other Observation, Extent : Light, Area Affected : 100%</i>				
				<i>Location : Throughout The Building</i>				
				<i>Explanation : T-12 Lamps</i>				
	Fluorescent	15%			2039	**	10	\$5,200
				<i>T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>				
				<i>Location : Offices</i>				
	Fluorescent	10%			2036	**	10	\$3,500
				<i>Other Observation, Extent : Light, Area Affected : 100%</i>				
				<i>Location : Basement</i>				
				<i>Explanation : T-8 Lamps</i>				
	Fluorescent	5%			2036	**	10	\$1,700
				<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>				
				<i>Location : Hallways</i>				
	LED	10%			2039	**		
Egress Lighting								
	Emergency, Battery	30%			2036	**	10	\$2,700
	Emergency, Battery	5%			2039	**	10	\$500
	Emergency, Battery	15%			2031	\$8,600	10	\$1,400
	Exit, LED	30%			2059	**	1	
	Exit, LED	10%			2066	**	1	
	Exit, Service	10%			2031	\$600	1	
Exterior Lighting								
	HID	20%			2036	**	10	
	No Component	80%						
Alarm								
Security System								
	No Component	80%						
	Generic	20%			2036	**	1	\$2,800
				<i>Other Observation, Extent : Light, Area Affected : 100%</i>				
				<i>Location : Throughout The Building</i>				
				<i>Explanation : Surveillance Camera CCTV</i>				

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NEW YORK PUBLIC LIBRARY - 035
SCHOMBURG CENTER FOR RESEARCH IN BLACK CULTURE

Asset # : 1925

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	

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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Heating

Energy Source

Natural Gas

100%

2051

**

1

Conversion Equipment

Furnace

15%

2031

\$14,100

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

\$5,200

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

\$400

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 -

Heating/Cooling

15%

2031

\$74,900

2

\$400

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		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Air Conditioning								
Distribution								
	CW & CHW Wtr	65%			2051	**	4	\$1,800
	Pipe/Pump							
	Ductwork/Diffusers	20%	0-2	\$107,000	LIFE	**	2	\$9,900
				<i>Inadequate Supply, Extent : Moderate, Area Affected : 100%</i>				
				<i>Location : 3rd Floor Cooling Not Sufficient, Improper Air Balance</i>				
	No Component	15%						
Terminal Devices								
	Air Handler/Cool/Ht	100%			2036	**	1	\$23,500
Heat Rejection								
	Water Cooling Tower	85%			2032	\$128,600	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	\$7,300	2031	\$36,400	2	\$500
				<i>Malfunctioning, Extent : Moderate, Area Affected : 100%</i>				
				<i>Location : Roof. Five Roof Exhaust Fans Not Working Due To Multiple Mechanical, Electrical Defects</i>				
Plumbing								
H/C Water Piping								
	Galvanized Steel	100%			2044	**	1	
Water Heater								
	Gas Fired	100%			2029	\$24,300	2	\$600
HW Heat Exchanger								
	Steam Fired	100%			2051	**	4	\$5,600
Sanitary Piping								
	Cast Iron	95%			LIFE	**	1	
	Cast Iron	5%	0-2	\$1,500	LIFE	**	1	
				<i>Corroded, Extent : Moderate, Area Affected : 10%</i>				
				<i>Location : Basement</i>				
Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1	
Sump Pump(s)								
	Submersible	100%			2024	\$1,400	4	\$1,200
Sewage Ejector(s)								
	Electric	100%			2036	**	4	\$2,300
Fixtures								
	Generic	100%						
Vertical Transport								
Elevators								
	Geared Traction	100%			LIFE	**		
				<i>Other Observation, Extent : Light, Area Affected : 100%</i>				
				<i>Location : Basement To 4th Floor</i>				
				<i>Explanation : Two Units</i>				

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NEW YORK PUBLIC LIBRARY - 035
SCHOMBURG CENTER FOR RESEARCH IN BLACK CULTURE

Asset # : 1925

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	
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 : 19-Oct-2021

NEW YORK PUBLIC LIBRARY - FY 2022

Asset Name : SCHOMBURG CENTER FOR RESEARCH MCKINN BLDG.
Address : 515 MALCOLM X BOULEVARD @W. 135 STREET
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 : 09-Jan-2018 **Landmark Status** : EXTERIOR LANDMARK
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 1920 **Lot** : 29 **BIN** : 1058276

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Exterior Architecture	\$597,100	\$410,400
Interior Architecture		\$56,900
Electrical		\$499,300
Mechanical		\$163,400
Total	\$597,100	\$1,129,900
Importance Code A	\$597,100	\$506,900
Importance Code B		\$566,100
Importance Code C		\$56,900
Total	\$597,100	\$1,129,900

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture		\$17,100		
Interior Architecture	\$4,100	\$5,600	\$1,000	\$14,300
Electrical	\$800	\$4,200	\$1,000	\$800
Mechanical	\$2,300	\$4,000	\$13,700	\$2,200
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$11,100	\$34,800	\$19,700	\$21,200
Importance Code A	\$1,400	\$18,500	\$1,400	\$1,400
Importance Code B	\$5,700	\$16,300	\$18,300	\$19,900
Importance Code C	\$4,100			
Total	\$11,100	\$34,800	\$19,700	\$21,200



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NEW YORK PUBLIC LIBRARY - 035
SCHOMBURG CENTER FOR RESEARCH MCKINN BLDG.

Asset # : 2824

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	70%	Now	\$214,600	LIFE	**	5	\$58,600	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Alley Facade</i>								
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Masonry: Limestone	12%	Now	\$266,500	LIFE	**	5	\$7,500	
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Masonry: Limestone	18%			LIFE	**	5	\$11,300	
Windows								
Wood	100%			2037	**	5	\$172,100	
Parapets								
Masonry: Brick	20%			LIFE	**	5	\$4,200	
Masonry: Limestone	5%			LIFE	**	5	\$1,300	
Metal Cornice	25%			2044	**	10	\$17,100	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : South Facade</i>								
<i>Explanation : This Component Is Actually Copper Cornice</i>								
Metal Rail	50%			2046	**	5-10	\$191,200	
Roof								
Built-Up (BUR)	25%			2029		10	\$6,300	
<i>Ponding, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Around Rooftop Units</i>								
Cement - Fiber Panel	25%			2042	**	5	\$4,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Sloped Roof</i>								
<i>Explanation : Composite Roofing To Represent Clay Tile</i>								
Modified Bitumen	50%			2037	**	10	\$12,700	
Soffits								
Copper/Terne	100%			2064	**	10		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof Overhang</i>								
<i>Explanation : Roof Overhang</i>								
Interior								
Floors								
Carpet	20%			2030		3	\$16,700	
Cast in Place Concrete	5%			LIFE	**	5	\$6,100	
Ceramic Tile	5%			2042	**	5	\$2,800	
Sheet Vinyl/Rubber	20%			2037	**	5	\$16,700	
Vinyl Tile	15%			2037	**	3	\$3,100	
Wood	35%			2057	**	5	\$36,600	

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**NEW YORK PUBLIC LIBRARY - 035
SCHOMBURG CENTER FOR RESEARCH MCKINN BLDG.**

Asset # : 2824

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Interior Walls								
Ceramic Tile	5%			2038	**	5	\$8,200	
Gypsum Board	58%			LIFE	**	5	\$56,900	
Plaster	35%			LIFE	**	5	\$17,200	
Wood	2%			LIFE	**	5	\$13,100	
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%			2049	**			
Iron Picket	20%			2064	**			
Retaining Walls								
Cast in Place Concrete	100%			2064	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2042	**			
On-Site Walkways								
Cast in Place Concrete	100%			2034	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 40%</i>								
<i>Location : Alley</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%			2029	\$3,100	5	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 1,200 Amperes</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2029	\$39,200	5	\$100	
Raceway								
Conduit	90%			2029	\$34,200	1		
Conduit	10%			2055	**	1		
Panelboards								
Molded Case Bkrs	80%			2037	**	5	\$600	
Molded Case Bkrs	20%			2045	**	5	\$100	
Wiring								
Thermoplastic	80%			2039	**	1		
Thermoplastic	20%			2055	**	1		
Motor Controllers								
Locally Mounted	100%			2027	\$55,000	5	\$200	

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**NEW YORK PUBLIC LIBRARY - 035
SCHOMBURG CENTER FOR RESEARCH MCKINN BLDG.**

Asset # : 2824

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	
Ground								
Grounding Devices Not Accessible	100%							
Lighting								
Interior Lighting Fluorescent	95%			2029	\$318,000	10	\$24,000	
			<i>T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100% Location : Throughout</i>					
Incandescent	5%			2029	\$16,700	2		
			<i>Other Observation, Extent : Light, Area Affected : 100% Location : Third Floor Explanation : Downlights And Track Lights</i>					
Egress Lighting								
Emergency, Battery	50%			2034	**	10	\$3,300	
Exit, LED	50%			2057	**	1		
Exterior Lighting								
HID	100%			2029	\$126,300	10	\$100	
Alarm								
Security System								
No Component	70%							
Generic	30%			2034	**	1	\$3,100	
Fire/Smoke Detection								
No Component	70%							
Generic, Analog	30%			2034	**	1-3	\$5,100	
Mechanical								
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%			2049	**	1		
Conversion Equipment								
Furnace	60%			2034	**	1	\$8,200	
			<i>Other Observation, Extent : Light, Area Affected : 100% Location : Air Conditioning Units Explanation : 2 Units</i>					
Hot Water Boiler	40%			2027	\$96,500	1	\$5,500	
Distribution								
Hot Wtr Piping/Pump	20%			2037	**	4	\$300	
No Component	80%							
Terminal Devices								
Convactor/Radiator	20%			2042	**	1	\$1,800	
No Component	80%							
Air Conditioning								
Energy Source								
Electricity	100%			2045	**	1		

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

**NEW YORK PUBLIC LIBRARY - 035
SCHOMBURG CENTER FOR RESEARCH MCKINN BLDG.**

Asset # : 2824

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Air Conditioning								
Conversion Equipment								
	Ext Pkg Unit - Heating/Cooling Split Unit	90%			2034	**	2	\$1,500
	Split Unit	10%			2034	**		
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%			2029	\$66,800	2	\$500
	Roof	40%			2029	\$20,800	2	\$300
Plumbing								
H/C Water Piping								
	Galvanized Steel	100%			2034	**	1	
Water Heater								
	Electric	100%			2027	\$27,600	4	\$200
Sanitary Piping								
	Cast Iron	100%			LIFE	**	1	
Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1	
Fixtures								
	Generic	100%						
Vertical Transport								
Elevators								
	Hydraulic	100%			LIFE	**		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement To 3rd Floor, Located In Langston Hughes Hall</i>								
<i>Explanation : 1 Unit</i>								
Fire Suppression								
Standpipe								
	No Component	50%						
	Generic	50%			2049	**	1-5	\$6,900
Sprinkler								
	No Component	75%						
	Generic	25%			2039	**	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 : 19-Oct-2021

NEW YORK PUBLIC LIBRARY - FY 2022

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 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture	\$18,700	\$600		\$7,200
Interior Architecture	\$18,200	\$1,400	\$500	\$5,500
Electrical	\$200	\$200	\$200	\$7,000
Mechanical	\$500	\$1,000	\$3,800	\$1,000
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$41,500	\$7,100	\$8,500	\$24,600
Importance Code A	\$18,800	\$1,100	\$200	\$7,700
Importance Code B	\$4,500	\$5,900	\$8,100	\$16,800
Importance Code C	\$18,200		\$300	
Total	\$41,500	\$7,100	\$8,500	\$24,600



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
SEDGWICK BRANCH LIBRARY
Asset # : 13365

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	Priority
Exterior								
Exterior Walls								
Cement - Fiber Panel	35%	2-4	\$14,000	2036	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Cracking Evident At Face Of Panels Along Side Wall</i>								
Concrete Masonry Unit	50%			LIFE	**	5	\$7,900	
Metal Panel	15%			2051	**	5-10	\$25,900	
<i>Deformed/Dented, Extent : Light, Area Affected : 5%</i>								
<i>Location : Rotunda Structure</i>								
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	\$1,400	2044	**	5	\$3,300	
<i>Loose/Miss Fasteners, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Attached To Roof Parapet</i>								
Pre-Cast Concrete	2%			LIFE	**	5	\$200	
Stucco Cement	25%			2044	**	5	\$1,200	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Second Floor</i>								
<i>Explanation : This Component Is Actually Cement Fiber Board.</i>								
Roof								
Metal Panel	10%	Now	\$700	2044	**			
<i>Debris Present, Extent : Severe, Area Affected : 2%</i>								
<i>Location : Entrance Canopy Drain Clogged With Debris</i>								
Modified Bitumen	90%	4+	\$2,500	2036	**			
<i>Debris Present, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Rotunda Roof</i>								
Soffits								
Exposed Struc: Steel	100%			LIFE	**	5		
Interior								
Floors								
Carpet	15%			2027	\$23,700	3	\$2,500	
Ceramic Tile	5%			2040	**	5	\$600	
Traffic Topping	80%			2036	**	5	\$11,000	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : First Floor</i>								
Interior Walls								
Ceramic Tile	5%			2040	**	5	\$500	
Concrete Masonry Unit	70%	4+	\$18,200	LIFE	**	5	\$2,900	
<i>Efflorescence, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Stair Well 2nd Floor</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Stair Well 2nd Floor</i>								
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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Ceilings								
Acous Tile Susp. 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	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2044	**			
On-Site Walkways								
Cast in Place Concrete	100%			2044	**			
Activity Yard								
Cast in Place Concrete	100%			2044	**			

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2051	**	5		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Disconnect Switch Rated At 600 Amperes.</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2051	**	5		
Raceway								
Conduit	100%			2051	**	1		
Panelboards								
Molded Case Bkrs	100%			2047	**	5	\$200	
Wiring								
Thermoplastic	100%			2051	**	1		
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$100	
Lighting								
Interior Lighting								
Fluorescent	90%			2036	**	10	\$6,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Reading Areas</i>								
<i>Explanation : Compact Fluorescent Lights</i>								
Fluorescent	10%			2036	**	10	\$700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Community Room</i>								
<i>Explanation : T-8 Lamps</i>								

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
SEDGWICK BRANCH LIBRARY
Asset # : 13365

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	

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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

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 -

Heating/Cooling

Split Unit

90%

2036

* *

2

\$400

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.

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** 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		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Ventilation								
	Exhaust Fans							
	Roof	5%			2031	\$600	2	
		<i>Other Observation, Extent : Moderate, Area Affected : 50%</i>						
		<i>Location : Roof</i>						
		<i>Explanation : 3 Unit Exhaust Fans On Roof</i>						
	No Component	95%						
Plumbing								
	H/C Water Piping							
	Galvanized Steel	100%			2044	**	1	
	Water Heater							
	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	**		
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : 1st To 2nd Floor</i>						
		<i>Explanation : One Unit</i>						

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 : 19-Oct-2021

NEW YORK PUBLIC LIBRARY - FY 2022

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 2023 - 2026	FY 2027 - 2032
Exterior Architecture	\$622,400	\$66,800
Interior Architecture		\$98,000
Mechanical		\$332,200
Total	\$622,400	\$497,000
Importance Code A	\$622,400	\$66,800
Importance Code B		\$430,300
Total	\$622,400	\$497,000

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture	\$52,700			\$3,100
Interior Architecture	\$103,300		\$1,400	\$3,400
Electrical	\$1,000	\$500	\$700	\$500
Mechanical	\$11,200	\$2,700	\$5,400	\$2,600
Site Enclosure	\$2,400			
Site Pavements	\$10,500			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$185,100	\$7,100	\$11,400	\$13,500
Importance Code A	\$53,700	\$1,000	\$1,000	\$4,100
Importance Code B	\$89,300	\$6,200	\$9,000	\$9,400
Importance Code C	\$42,100		\$1,400	
Total	\$185,100	\$7,100	\$11,400	\$13,500



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

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	Priority
Exterior								
Exterior Walls								
Copper/Terne	8%	2-4	\$33,300	2037	**			
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Penthouse</i>								
Masonry: Brick	42%	2-4	\$110,500	LIFE	**	5	\$32,700	
<i>Joint Mortar Miss/Erod, Extent : Light, Area Affected : 10%</i>								
<i>Location : Former Party Wall. East Facade</i>								
<i>Sidewalk Shed in Use, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : East Broadway Elevation</i>								
Masonry: Brick	20%			LIFE	**	5	\$31,100	
Masonry: Granite	5%			LIFE	**	5	\$5,800	
Masonry: Limestone	25%	Now	\$132,200	LIFE	**	5	\$14,600	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 2%</i>								
<i>Location : Window Sill At 3rd Floor</i>								
Windows								
Metal Clad	15%			2031		5	\$6,200	
Wood	85%	Now	\$238,000	2057	**	5	\$28,200	1
<i>Dry Rot/Decay, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Window Rails, Trims And Glazing Lites</i>								
<i>Unit Inoperable, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Parapets								
Copper/Terne	5%			2052	**	5	\$800	
Masonry: Brick	10%	0-2	\$1,000	LIFE	**	5	\$300	
<i>Joint Mortar Miss/Erod, Extent : Light, Area Affected : 5%</i>								
<i>Location : East Facade</i>								
Masonry: Limestone	77%	0-2	\$85,100	LIFE	**	5	\$3,000	
<i>Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Parapet Walls</i>								
<i>Staining/Discoloring, Extent : Light, Area Affected : 20%</i>								
<i>Location : Decorative Cornice</i>								
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	\$56,500	2034	**	5	\$10,200	
<i>Blisters, Extent : Severe, Area Affected : 70%</i>								
<i>Location : Main Roof</i>								
<i>Miss/Damaged Flashings, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Main Roof</i>								
<i>Seams Open/Split, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Main Roof</i>								

Interior

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

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	Priority
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$6,400	
Ceramic Tile	5%			2041	**	5	\$1,500	
Marble Panels	5%	0-2	\$7,500	LIFE	**	5	\$1,100	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Second Floor Stair Treads And Staff Entry Vestibule</i>								
Sheet Vinyl/Rubber	10%			2032	\$98,000	5	\$4,400	
Terrazzo	2%			LIFE	**	5	\$900	
Vinyl Tile	73%	2-4	\$20,500	2037	**	3	\$8,100	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Baement Areas</i>								
Interior Walls								
Ceramic Tile	5%			2035	**	5	\$2,900	
Masonry: Brick	5%			LIFE	**	10	\$900	
Plaster	85%			LIFE	**	5-10	\$41,700	
Wood	5%			LIFE	**	5	\$23,100	
Ceilings								
Exposed Struc: Concrete	15%			LIFE	**	5-10	\$5,500	
Plaster	70%			LIFE	**	5-10	\$35,400	
Plaster	15%			LIFE	**	5-10	\$7,600	
Site Enclosure								
Fence/Gates								
Aluminum Picket	15%			2052	**			
Chain Link	10%			2042	**			
Iron Picket	75%	4+	\$2,400	2052	**			
<i>Corrosion/Rusting, Extent : Light, Area Affected : 20%</i>								
<i>Location : Perimeter Fencing</i>								
Free Standing Walls								
Masonry: Brick	100%			2052	**			
Retaining Walls								
Masonry: Fieldstone	100%			2042	**			
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : North, West And South Perimeter Walls</i>								
<i>Explanation : This Element Actually Granite Blocks</i>								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2045	**			
On-Site Walkways								
Cast in Place Concrete	55%	0-2	\$100	2037	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Refuse Storage Area Adjacent To Street, Areaway At Front</i>								
Masonry: Granite	45%	0-2	\$200	LIFE	**			
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Stair Landing At Staff Entrance</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
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	\$10,200	2052	**			
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*Cracking/Crumbling, Extent : Moderate, Area Affected : 10%**Location : Off East Broadway Entrance*

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	
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*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room Basement**Explanation : One 1600 Ampere Main Disconnect Switch*

Switchgear / Switchboard

Fused Disc Sw	100%			2052	**	5	\$100	
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*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room**Explanation : 3 Vertical Sections*

Raceway

Conduit	100%			2052	**	1		
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Panelboards

Fused Disc Sw	5%			2048	**	5		
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Molded Case Bkrs	95%			2048	**	5	\$500	
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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	\$600	
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Lighting

Interior Lighting

Fluorescent	85%			2037	**	10	\$15,300	
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*T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%**Location : Throughout The Building*

Fluorescent	10%			2037	**	10	\$1,800	
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*T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%**Location : Basement*

Fluorescent	5%			2037	**	10	\$900	
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*Compact Fluorescent Light, Extent : Light, Area Affected : 100%**Location : Hallways*

Egress Lighting

Emergency, Battery	50%			2037	**	10	\$2,400	
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Exit, Service	50%			2037	**	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
SEWARD PARK BRANCH LIBRARY
Asset # : 4228**

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	
Lighting								
Exterior Lighting								
HID	20%			2037	**	10		
No Component	80%							
Alarm								
Security System								
No Component	80%							
Generic	10%			2037	**	1	\$700	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Reading Areas And Hallways</i>					
			<i>Explanation : CCTV Surveillance Camera</i>					
Generic	10%			2037	**	1	\$700	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Reading Areas And Hallways And Exit Doors</i>					
			<i>Explanation : Intrusion Alarm And Motion Sensor</i>					
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2037	**	1-3	\$3,600	
			<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, Horns And Fire Alarm Panel</i>					

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Natural Gas	100%			2052	**	1		
Conversion Equipment								
Furnace	70%			2032	\$34,100	1	\$6,800	
			<i>Other Observation, Extent : Light, Area Affected : 70%</i>					
			<i>Location : Roof</i>					
			<i>Explanation : 3 Rooftop Package Units</i>					
Hot Water Boiler	30%			2045	**	1	\$2,900	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Basement Boiler Room</i>					
			<i>Explanation : 1 Brand New Unit</i>					
Distribution								
Hot Wtr Piping/Pump	30%			2040	**	4	\$400	
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.
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NEW YORK PUBLIC LIBRARY - 035
SEWARD PARK BRANCH LIBRARY
Asset # : 4228

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Air Conditioning								
Conversion Equipment								
	Ext Pkg Unit - Heating/Cooling	80%			2032	\$207,100	2	\$1,000
		<i>Other Observation, Extent : Light, Area Affected : 80%</i>						
		<i>Location : Roof</i>						
		<i>Explanation : 3 Rooftop Package Units. R-22</i>						
	Split Unit	15%			2032	\$66,200		
		<i>Other Observation, Extent : Light, Area Affected : 15%</i>						
		<i>Location : Roof</i>						
		<i>Explanation : 6 Units. R-22</i>						
	Window/Wall Unit	5%			2025	\$2,200	1	
Terminal Devices								
	Fan Coil - 2 Pipe	15%			2032	\$59,000	1	\$1,000
	No Component	85%						
Heat Rejection								
	Evaporative Condenser	15%			2032	\$9,600	2	\$2,100
	No Component	85%						
Ventilation								
Distribution								
	Ductwork/Diffusers	100%	0-2	\$9,500	LIFE	**	2-5	\$11,000
		<i>Insul. Deteriorating, Extent : Moderate, Area Affected : 5%</i>						
		<i>Location : Roof</i>						
Exhaust Fans								
	Roof	100%			2032	\$34,300	2	\$600
Plumbing								
H/C Water Piping								
	Brass/Copper	100%			2042	**	1	
Water Heater								
	Gas Fired	100%			2030	\$12,600	2	\$300
Sanitary Piping								
	Cast Iron	100%			LIFE	**	1	
Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1	
Fixtures								
	Generic	100%						
Vertical Transport								
Elevators								
	Hydraulic	100%			LIFE	**		
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement To 4th Floor</i>						
		<i>Explanation : 1 Unit</i>						
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 : 19-Oct-2021 **NEW YORK PUBLIC LIBRARY - FY 2022**

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 2023 - 2026	FY 2027 - 2032
Electrical	\$113,200	
Mechanical		\$245,500
Total	\$113,200	\$245,500
Importance Code B	\$113,200	\$245,500
Total	\$113,200	\$245,500

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture	\$48,900	\$800		\$36,800
Interior Architecture	\$47,100	\$400		\$2,100
Electrical	\$300	\$400	\$400	\$31,500
Mechanical	\$2,200	\$3,700	\$2,800	\$3,500
Total	\$98,600	\$5,300	\$3,300	\$74,000
Importance Code A	\$49,500	\$1,400	\$600	\$37,600
Importance Code B	\$49,000	\$3,900	\$2,700	\$36,400
Importance Code C				
Total	\$98,600	\$5,300	\$3,300	\$74,000



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		Priority
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+	\$48,900	LIFE	**	5	\$5,400	
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Front Facade</i>								
Metal Panel	10%			2051	**	5-10	\$11,100	
Windows								
Aluminum	100%			2039	**	5	\$1,600	
Parapets								
Concrete Masonry Unit	60%			LIFE	**	5	\$2,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Parapet Walls</i>								
<i>Explanation : Covered With Roof Membrane</i>								
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+	\$32,500	2036	**	3	\$6,400	
<i>Uneven Substrate, Extent : Light, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Corridors</i>								
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+	\$13,700	2044	**	5	\$9,400	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
AcousTileSusp.Lay-In	10%			2048	**	5	\$1,800	
<i>Recent Replace Evident, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Community Room</i>								
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)	Estimated Cost	Priority

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)	Estimated Cost	Priority

Under 600 Volts

Service Equipment

Molded Case Bkrs	100%			2031	\$1,700	5	\$300	
<i>Other Observation, Extent : Light, 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	\$36,200	5	\$300	
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Raceway

Conduit	95%			2031	\$33,400	1		
Conduit	5%			2057	**	1		

Panelboards

Fused Disc Sw	5%			2030	\$800	5		
Molded Case Bkrs	20%			2047	**	5	\$100	
Molded Case Bkrs	65%			2030	\$10,900	5	\$200	
Molded Case Bkrs	10%			2053	**	5		

Wiring

Thermoplastic	75%			2031	\$23,300	1		
Thermoplastic	5%			2057	**	1		
Thermoplastic	20%			2051	**	1		

Motor Controllers

Locally Mounted	50%			2029	\$16,900	5		
Locally Mounted	50%			2044	**	5		

Ground

Grounding Devices

Generic	100%			LIFE	**	5	\$200	
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Lighting

Interior Lighting

Fluorescent	85%			2026	\$113,200	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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NEW YORK PUBLIC LIBRARY - 035
SOUNDVIEW BRANCH LIBRARY
Asset # : 13367

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	
Lighting								
Egress Lighting								
Emergency, Battery	50%			2036	**	10	\$1,400	
Exit, Service	50%			2036	**	1		
Exterior Lighting								
HID	30%			2026	\$15,100	10		
No Component	70%							
Alarm								
Security System								
No Component	70%							
Generic	20%			2036	**	1	\$900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Reading Areas And Outside</i>								
<i>Explanation : CCTV Surveillance Camera System</i>								
Generic	10%			2026	\$4,000	1	\$400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Exit Doors</i>								
<i>Explanation : Intrusion Alarm</i>								
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2039	**	1-3	\$2,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : First Floor And Basement</i>								
<i>Explanation : Smoke Detector, Stobes, Bell, Horn, Pull Box Station And Fire Alarm Panel</i>								

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
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	\$900	
Air Conditioning								
Energy Source								
Electricity	100%			2047	**	1		
Conversion Equipment								
Reciprocating Compr/Chiller	100%			2031	\$105,700	1	\$5,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : R-407</i>								
Terminal Devices								
Air Handler/Cool/Ht	100%			2031	\$139,700	1	\$7,300	

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
SOUNDVIEW BRANCH LIBRARY
Asset # : 13367

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Air Conditioning	Heat Rejection							
	Dry Cooler	100%			2036	**	2	\$8,300
			<i>Recent Installation, Extent : N/A, Area Affected : 100%</i>					
			<i>Location : Roof</i>					
Ventilation	Distribution							
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$6,600
	Exhaust Fans							
	Roof	10%			2036	**	2	
			<i>Recent Installation, Extent : N/A, Area Affected : 100%</i>					
			<i>Location : Roof</i>					
	Roof	10%			2031	\$2,100	2	
	No Component	80%						
			<i>Other Observation, Extent : Light, Area Affected : 0%</i>					
			<i>Location : Basement</i>					
			<i>Explanation : Air Handling Unit Serves Library For Ventilation Purposes</i>					
Plumbing	H/C Water Piping							
	Brass/Copper	100%			2041	**	1	
	Water Heater							
	Gas Fired	100%			2029	\$7,600	2	\$200
	Sanitary Piping							
	Cast Iron	100%			LIFE	**	1	
	Storm Drain Piping							
	Cast Iron	100%			LIFE	**	1	
	Sump Pump(s)							
	Non-Submersible	100%			2036	**	4	\$400
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Basement</i>					
			<i>Explanation : No Sump Pump Observed</i>					
	Fixtures							
	Generic	100%						

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

Print Date : 19-Oct-2021

NEW YORK PUBLIC LIBRARY - FY 2022

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 2023 - 2026	FY 2027 - 2032
Interior Architecture	\$114,800	
Electrical	\$80,000	
Mechanical	\$210,300	
Total	\$405,200	
Importance Code B	\$405,200	
Total	\$405,200	

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture	\$35,900			\$22,100
Interior Architecture		\$6,600		
Electrical	\$300	\$200	\$300	\$61,100
Mechanical	\$4,000	\$2,200	\$4,100	\$18,000
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$44,100	\$13,000	\$8,400	\$105,200
Importance Code A	\$36,200	\$400	\$400	\$22,600
Importance Code B	\$7,900	\$12,600	\$8,000	\$82,600
Importance Code C				
Total	\$44,100	\$13,000	\$8,400	\$105,200



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
SPUYTEN DUYVIL BRANCH LIBRARY**

Asset # : 13368

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	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	\$35,900	LIFE	**	5	\$31,400	
<i>Expansion Joint Failure, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Facades</i>								
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	\$165,200	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	\$114,800	2051	**	5	\$7,900	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Lunch Room, Throughout Library</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
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		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%			2031	\$1,700	5	\$200
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 400 Ampere Main Disconnect Switch</i>								
<hr/>								
Switchgear / Switchboard								
	Molded Case Bkrs	100%			2031	\$36,200	5	\$200
<hr/>								
Raceway								
	Conduit	95%			2031	\$33,400	1	
	Conduit	5%			2051	**	1	
<hr/>								
Panelboards								
	Fused Disc Sw	5%			2030	\$800	5	
	Molded Case Bkrs	95%			2030	\$15,900	5	\$200
<hr/>								
Wiring								
	Thermoplastic	95%			2031	\$29,600	1	
	Thermoplastic	5%			2051	**	1	
<hr/>								
Motor Controllers								
	Locally Mounted	100%			2029	\$16,900	5	\$100
<hr/>								
Ground								
Grounding Devices								
	Generic	100%			LIFE	**	5	\$100
<hr/>								
Lighting								
Interior Lighting								
	Fluorescent	95%			2026	\$80,000	10	\$6,500
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-12 Lamps</i>								
	Incandescent	5%			2026	\$4,200	2	
<hr/>								
Egress Lighting								
	Emergency, Service	50%			2036	**	1	
	Emergency, Battery	50%			2026	\$5,700	10	\$900
<hr/>								
Exterior Lighting								
	HID	30%			2026	\$9,500	10	
	No Component	70%						
<hr/>								
Alarm								
Security System								
	No Component	70%						
	Generic	30%			2026	\$7,600	1	\$800
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Reading Area And Exit Doors</i>								
<i>Explanation : Intrusion Alarm And Motion Sensor</i>								
<hr/>								
Fire/Smoke Detection								
	No Component	70%						
	Generic, Analog	30%			2026	\$26,100	1-3	\$1,400
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Bell, Pull Box Station And Fire Alarm Panel</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
SPUYTEN DUYVIL BRANCH LIBRARY
Asset # : 13368

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Natural Gas	100%			2051	**	1		
Conversion Equipment								
Hot Water Boiler	100%			2036	**	1	\$3,700	
Distribution								
Hot Wtr Piping/Pump	100%			2047	**	4	\$600	
Terminal Devices								
Air Handler	50%			2026	\$55,400	1	\$2,300	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Convactor/Radiator	50%			2044	**	1	\$1,200	
Air Conditioning								
Energy Source								
Electricity	100%			2047	**	1		
Conversion Equipment								
Reciprocating Compr/Chiller	100%			2026	\$66,900	1	\$3,500	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Roof</i>								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2	\$9,800	
Terminal Devices								
Air Handler/Dir Expansion	100%			2026	\$88,100	1		
Heat Rejection								
Air Cooled Condenser Unit	100%			2026	\$15,900	2	\$5,200	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$4,200	
Exhaust Fans								
Roof	80%			2036	**	2	\$200	
Roof	20%	Now	\$2,600	2041	**	2		
<i>Broken, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Rooftop</i>								
Plumbing								
H/C Water Piping								
Galvanized Steel	100%			2044	**	1		
Water Heater								
Gas Fired	100%			2029	\$4,800	2	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : One 40 Gallon</i>								
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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
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	\$1,500	4	\$100	
		<i>Malfunctioning, Extent : Moderate, Area Affected : 10%</i>						
		<i>Location : Basement</i>						
Fixtures								
Generic	100%							

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

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

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

Print Date : 19-Oct-2021

NEW YORK PUBLIC LIBRARY - FY 2022

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 : 20,900 **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 2023 - 2026	FY 2027 - 2032
Exterior Architecture	\$171,200	\$150,700
Interior Architecture	\$150,300	
Mechanical		\$77,000
Total	\$321,500	\$227,700
Importance Code A	\$171,200	\$150,700
Importance Code B	\$150,300	\$77,000
Total	\$321,500	\$227,700

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture	\$91,200		\$3,800	
Interior Architecture	\$95,700		\$300	\$1,900
Electrical	\$1,100	\$500	\$700	\$500
Mechanical	\$8,700	\$2,600	\$3,500	\$2,100
Site Enclosure	\$5,700			
Site Pavements	\$2,300			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$208,700	\$7,000	\$12,300	\$8,400
Importance Code A	\$92,200	\$1,000	\$4,800	\$1,000
Importance Code B	\$69,700	\$6,000	\$7,500	\$6,300
Importance Code C	\$46,800			\$1,200
Total	\$208,700	\$7,000	\$12,300	\$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
ST. AGNES BRANCH LIBRARY
Asset # : 13363

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	45%	Now	\$171,200	LIFE	**	5	\$23,400	
<i>Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Rear West Facade</i>								
<i>Worn/Eroded, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Rear West Facade</i>								
Masonry: Limestone	50%			LIFE	**	5	\$39,000	
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	**	5-10	\$11,900	
Masonry: Limestone	25%			LIFE	**	5-10	\$10,600	
Metal Panel	15%			2052	**	5	\$2,000	
Metal Rail	5%			2045	**	5-10	\$3,100	
Pre-Cast Concrete	5%			LIFE	**	5	\$2,200	
Roof								
Modified Bitumen	85%	Now	\$15,100	2032	\$150,700			
<i>Seams Open/Split, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Seams And Corners On Upper And Lower Roofs</i>								
Skylight, Metal/Glass	5%			2052	**	10	\$1,800	
Sloped Glazing	10%	4+	\$7,600	LIFE	**	5	\$14,400	
<i>Water Penetration, Extent : Light, Area Affected : 5%</i>								
<i>Location : Upper North East Corner Of Sloped Plane</i>								
Interior								
Floors								
Cast in Place Concrete	15%			LIFE	**	5	\$20,500	
Ceramic Tile	5%			2041	**	5	\$1,600	
Marble Panels	5%			LIFE	**	5	\$2,300	
Panel/Paver: Bluestone	3%			LIFE	**	5	\$1,400	
Terrazzo	4%			LIFE	**	5	\$2,000	
Vinyl Tile	8%			2037	**	3	\$900	
Wood	60%	Now	\$150,300	2047	**	5	\$17,600	
<i>Deteriorated Finish, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Interior Walls								
Ceramic Tile	5%			2041	**	5	\$2,300	
Glass: Single Pane	5%			LIFE	**	5	\$3,500	
Gypsum Board	25%			LIFE	**	5-10	\$19,600	
Plaster	60%			LIFE	**	5-10	\$23,500	
Wood	5%			LIFE	**	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
ST. AGNES BRANCH LIBRARY
Asset # : 13363

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Ceilings								
AcousTileSusp.Lay-In	2%			2037	**	5	\$600	
Exposed Struc: Concrete	2%	Now	\$2,400	LIFE	**	5	\$100	
<i>Exposed Reinforcement, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Vault Area Under Sidewalk</i>								
Gypsum Board	25%			LIFE	**	5-10	\$26,900	
Plaster	46%			LIFE	**	5-10	\$24,700	
Plaster	25%			LIFE	**	5-10	\$13,400	
Site Enclosure								
Fence/Gates								
Chain Link	50%	Now	\$5,700	2062	**			
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Rear Yard. Fence Posts Misaligned, Curbing Is Cracked, Crumbling</i>								
Iron Picket	50%			2067	**			
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	50%			2045	**			
Masonry: Granite	50%	Now	\$2,300	LIFE	**			
<i>Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Entry Landing, Ramp And Stairs</i>								
Activity Yard								
Cast in Place Concrete	100%			2030				
Electrical								
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2052	**	5	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 1,600 Ampere Main Disconnect Switch</i>								
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	\$500	
Wiring								
Thermoplastic	100%			2052	**	1		
Motor Controllers								
Locally Mounted	100%			2045	**	5	\$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$600	

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
ST. AGNES BRANCH LIBRARY
Asset # : 13363

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	
Lighting								
Interior Lighting Fluorescent	15%			2037	**	10	\$2,900	
<i>T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Offices, Basement</i>								
Fluorescent	85%			2037	**	10	\$16,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Reading Areas, Hallways</i>								
<i>Explanation : Compact Fluorescent Light Fixtures</i>								
Egress Lighting								
Emergency, Battery	50%			2037	**	10	\$2,500	
Exit, LED	50%			2060	**	1		
Exterior Lighting								
HID	20%			2037	**	10		
No Component	80%							
Alarm								
Security System								
No Component	80%							
Generic	10%			2037	**	1	\$800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Inside And Outside</i>								
<i>Explanation : CCTV Surveillance Cameras</i>								
Generic	10%			2037	**	1	\$800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Reading Area, Hallways And Exit Doors</i>								
<i>Explanation : Intrusion Alarm And Motion Sensor</i>								
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2037	**	1-3	\$3,900	
<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, Fire Alarm Panel And Horns</i>								

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source 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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Maintenance \$ are aggregated over a 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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Conversion Equipment								
Furnace	40%			2032	\$22,400	1	\$4,100	
		<i>Other Observation, Extent : Light, Area Affected : 40%</i>						
		<i>Location : Roof</i>						
		<i>Explanation : 2 Rooftop Package Units</i>						
Hot Water Boiler	60%			2045	**	1	\$6,200	
		<i>Other Observation, Extent : Light, Area Affected : 60%</i>						
		<i>Location : Basement, Boiler Room</i>						
		<i>Explanation : 3 Units</i>						
Distribution								
Hot Wtr Piping/Pump	60%			2048	**	4	\$900	
No Component	40%							
Terminal Devices								
Air Handler	30%			2037	**	1	\$3,900	
Convactor/Radiator	30%			2045	**	1	\$2,000	
No Component	40%							
Air Conditioning								
Energy Source								
Electricity	100%			2048	**	1		
Conversion Equipment								
Interior Pkg Unit - Cooling	60%			2033	**	2	\$800	
		<i>R-22 Refrigerant, Extent : Light, Area Affected : 60%</i>						
		<i>Location : 4th Floor Penthouse</i>						
Exterior Pkg Unit - Cooling	40%			2032	\$77,000	2	\$500	
		<i>R-22 Refrigerant, Extent : Light, Area Affected : 40%</i>						
		<i>Location : 2 Rooftop Package Units.</i>						
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$18,500	
Exhaust Fans								
Interior	40%			2037	**	2	\$300	
Roof	60%			2032	\$23,700	2	\$400	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2042	**	1		
Water Heater								
Gas Fired	100%			2030	\$14,500	2	\$300	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2032	\$3,600	4	\$700	
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.

NEW YORK PUBLIC LIBRARY - 035
ST. AGNES BRANCH LIBRARY
Asset # : 13363

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Vertical Transport	Elevators							
	Hydraulic	100%			LIFE		**	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement To 4th Floor</i>								
<i>Explanation : 1 Unit</i>								
Fire Suppression	Sprinkler							
	No Component	75%						
	Generic	25%			2052		**	1-2 \$1,500

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

Print Date : 19-Oct-2021

NEW YORK PUBLIC LIBRARY - FY 2022

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 2023 - 2026	FY 2027 - 2032
Exterior Architecture	\$591,200	
Interior Architecture	\$169,300	\$53,600
Electrical		\$86,200
Mechanical		\$755,300
Total	\$760,500	\$895,100
Importance Code A	\$591,200	
Importance Code B	\$112,600	\$895,100
Importance Code C	\$56,800	
Total	\$760,500	\$895,100

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture	\$60,500		\$2,600	
Interior Architecture	\$465,600		\$4,100	\$14,800
Electrical	\$5,900	\$500	\$500	\$900
Mechanical	\$24,000	\$7,700	\$22,800	\$8,300
Site Enclosure	\$300			
Site Pavements	\$6,800			
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Total	\$570,900	\$16,100	\$37,900	\$31,800
Importance Code A	\$61,700	\$1,200	\$3,900	\$1,200
Importance Code B	\$468,000	\$14,800	\$32,900	\$30,600
Importance Code C	\$41,200		\$1,100	
Total	\$570,900	\$16,100	\$37,900	\$31,800



*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
ST. GEORGE LIBRARY CENTER
Asset # : 13364

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	55%			LIFE	**	5	\$36,600	
Masonry: Granite	5%			LIFE	**	5	\$2,500	
Masonry: Limestone	35%	0-2	\$71,400	LIFE	**	5	\$8,700	
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : At Wall Penetrations</i>								
Under Construction	5%							
<i>Other Observation, Extent : N/A, Area Affected : 0%</i>								
<i>Location :</i>								
<i>Explanation : Exterior Piping Scaffolding At Perimeter Of Building</i>								
Windows								
Metal Louvers	5%			2035	**	10	\$2,600	
Wood	25%	2-4	\$26,700	2040	**	5	\$10,600	
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : 1st Floor Windows. Original Building</i>								
<i>Glazing Clouded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : 1st Floor Windows</i>								
<i>Split/Cracked, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : 1st Floor Windows. Original Building</i>								
Wood	25%	0-2	\$3,300	2040	**	5	\$10,600	
<i>Dry Rot/Decay, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Windows. 1950s Addition</i>								
Under Construction	45%							
<i>Other Observation, Extent : N/A, Area Affected : 0%</i>								
<i>Location :</i>								
<i>Explanation : Exterior Piping Scaffolding At Perimeter Of Building</i>								
Parapets								
Masonry: Limestone	15%	2-4	\$1,000	LIFE	**	5	\$100	
<i>Joint Mortar Miss/Erod, Extent : Light, Area Affected : 10%</i>								
<i>Location : Flat Roof. 1980s Addition</i>								
Under Construction	85%							
<i>Other Observation, Extent : N/A, Area Affected : 0%</i>								
<i>Location :</i>								
<i>Explanation : Exterior Piping Scaffolding At Perimeter Of Building</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
ST. GEORGE LIBRARY CENTER
Asset # : 13364

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	Priority
Exterior								
Roof								
Copper/Terne	7%	0-2	\$9,900	2047	**			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Dormer Vents</i>								
Skylight, Metal/Glass	3%			2052	**	10	\$3,100	
Slate	70%	Now	\$519,800	LIFE	**			1
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Throughout Pitched Roof And Downspouts</i>								
<i>Gut/DS Non Func/Miss, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Internal Gutters. 1960s Addition</i>								
<i>Loose Units, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Throughout Pitched Roof</i>								
Under Construction	20%							
Interior								
Floors								
Carpet	75%	Now	\$402,200	2034	**	3	\$42,100	
<i>Worn/Eroded, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Basement Level</i>								
Cast in Place Concrete	5%			LIFE	**	5	\$8,200	
Vinyl Tile	15%			2032		3	\$2,800	
Not Accessible	5%							
<i>Other Observation, Extent : N/A, Area Affected : 0%</i>								
<i>Location :</i>								
<i>Explanation : Under Construction Temporary Wall</i>								
Interior Walls								
Ceramic Tile	5%			2035	**	5	\$2,200	
Concrete Masonry Unit	5%			LIFE	**	5	\$1,800	
Glass: Single Pane	2%			LIFE	**	5	\$1,300	
Gypsum Board	40%	Now	\$32,600	LIFE	**	5	\$10,500	
<i>Water Penetration, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Throughout Interior Walls</i>								
Plaster	48%	Now	\$56,800	LIFE	**	5	\$6,300	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Second Floor Various Location</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Auditorium, Shipping / Receiving Area, 1st Floor Reading Room</i>								

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

NEW YORK PUBLIC LIBRARY - 035
ST. GEORGE LIBRARY CENTER
Asset # : 13364

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Ceilings								
AcousTileSusp.Lay-In	15%			2045	**	5	\$6,000	
Exposed Struc: Wood	35%	Now	\$24,500	LIFE	**			
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : East And West Walls</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : Under Construction</i>								
Gypsum Board	50%	Now	\$112,600	LIFE	**	5	\$24,800	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Basement Level Various Locations</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Basement Level, Staff Room, Reference Room, Receiving Area</i>								
Site Enclosure								
Fence/Gates								
Iron Picket	90%	0-2	\$300	2067	**			
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Railings</i>								
Not Accessible	10%							
<i>Other Observation, Extent : N/A, Area Affected : 0%</i>								
<i>Location :</i>								
<i>Explanation : Under Construction</i>								
Retaining Walls								
Not Accessible	100%							
<i>Other Observation, Extent : N/A, Area Affected : 0%</i>								
<i>Location :</i>								
<i>Explanation : Under Construction</i>								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2045	**			
On-Site Walkways								
Cast in Place Concrete	100%	Now	\$6,800	2037	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Americans With Disabilities Act Ramp</i>								
<i>Spalling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Entrance Ramp. Full Replacement Required</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								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2032	\$36,200	5	\$700	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Switch Rated At 800 Amperes In The Switchboard</i>								

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NEW YORK PUBLIC LIBRARY - 035
ST. GEORGE LIBRARY CENTER
Asset # : 13364

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Raceway								
Conduit	100%			2032	\$35,200	1		
Panelboards								
Fused Disc Sw	5%			2031	\$1,300	5		
Molded Case Bkrs	95%			2031	\$23,900	5	\$600	
Wiring								
Thermoplastic	100%			2032	\$31,100	1		
Motor Controllers								
Motor Control Center	20%			2030	\$2,500	5	\$100	
No Component	80%							
Ground								
Grounding Devices								
Not Accessible	100%							
Lighting								
Interior Lighting								
Fluorescent	5%			2027	\$14,100	10	\$1,100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways And Attic</i>								
<i>Explanation : Compact Fluorescent Light Fixtures</i>								
Fluorescent	85%			2037	**	10	\$19,500	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	5%			2027	\$14,100	10	\$1,100	
<i>T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Fluorescent	5%			2037	**	10	\$1,100	
<i>T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Children Reading Room</i>								
Egress Lighting								
Emergency, Battery	50%			2027	\$18,900	10	\$3,000	
Exit, LED	25%			2035	**	1		
Exit, Service	25%			2027	\$1,000	1		
Exterior Lighting								
HID	20%			2032	\$21,200	10		
No Component	80%							
Alarm								
Security System								
No Component	80%							
Generic	20%			2027	\$17,000	1	\$1,900	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Inside And Outside The Building</i>								
<i>Explanation : CCTV Surveillance Cameras And Intrusion Alarm System</i>								

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NEW YORK PUBLIC LIBRARY - 035
ST. GEORGE LIBRARY CENTER
Asset # : 13364

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	

Alarm

Fire/Smoke Detection

No Component

80%

Generic, Digital

20%

2027

\$58,100

1-3

\$3,200

*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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

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

\$2,000

2040

* *

4

\$1,200

*Insul. Deteriorating, Extent : Moderate, Area Affected : 20%**Location : Boiler Room*

Terminal Devices

Air Handler

50%

2032

\$184,800

1

\$7,700

Convactor/Radiator

5%

2030

\$7,000

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

\$10,000

2032

\$200,800

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

\$5,500

1

Distribution

CW & CHW Wtr

100%

2042

* *

4

\$1,200

Pipe/Pump

Terminal Devices

Air Handler/Cool/Ht

50%

2032

\$147,400

1

\$7,700

Fan Coil - 4 Pipe

40%

2037

* *

1

\$3,200

No Component

10%

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NEW YORK PUBLIC LIBRARY - 035
ST. GEORGE LIBRARY CENTER
Asset # : 13364

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Air Conditioning								
Heat Rejection								
	Dry Cooler	90%		2032	\$128,700	2	\$15,700	
	No Component	10%						
Ventilation								
Distribution								
	Ductwork/Diffusers	100%		LIFE	**	2-5	\$22,100	
Exhaust Fans								
	Interior	100%		2027	\$93,500	2	\$800	
Plumbing								
H/C Water Piping								
	Brass/Copper	100%		2042	**	1		
Water Heater								
	Gas Fired	100%		2025	\$16,000	2	\$400	
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	**			
		<i>Other Observation, Extent : Light, Area Affected : 60%</i>						
		<i>Location : Basement To 2nd Floor</i>						
		<i>Explanation : 1 Unit</i>						
	Hydraulic	40%		LIFE	**			
		<i>Other Observation, Extent : Light, Area Affected : 40%</i>						
		<i>Location : 1st To 2nd Floor</i>						
		<i>Explanation : 1 Unit</i>						

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Print Date : 19-Oct-2021

NEW YORK PUBLIC LIBRARY - FY 2022

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 : 21-Dec-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1
Block : 526 **Lot** : 63 **BIN** : 5013792

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Exterior Architecture		\$50,400
Site Pavements	\$58,200	
Total	\$58,200	\$50,400
Importance Code A		\$50,400
Importance Code B	\$58,200	
Total	\$58,200	\$50,400

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture	\$51,100	\$39,600		
Interior Architecture	\$9,400	\$5,200	\$900	
Electrical	\$3,000	\$12,400	\$600	\$300
Mechanical	\$3,300	\$2,700	\$4,300	\$2,700
Total	\$66,700	\$59,900	\$5,800	\$3,100
Importance Code A	\$51,700	\$40,300	\$600	\$600
Importance Code B	\$15,000	\$19,300	\$5,200	\$2,500
Importance Code C		\$300		
Total	\$66,700	\$59,900	\$5,800	\$3,100



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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
STAPLETON BRANCH LIBRARY
Asset # : 13369

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	25%	Now	\$42,700	LIFE	**	5	\$6,300	
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Electrical And Storage Room In Basement</i>								
Masonry: Limestone	5%			LIFE	**	5	\$900	
Metal Panel	40%			2059	**	5-10	\$69,300	
Window Wall	25%			2059	**	5	\$23,600	
Wood	5%			2034	**	5	\$6,300	
Windows								
Aluminum	65%			2054	**	5	\$2,200	
Wood	35%			2037	**	5	\$12,100	
Roof								
Copper/Terne	5%	0-2	\$8,400	2064	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Copper Roof Over 1910 Building Portico</i>								
Modified Bitumen	60%			2039	**	10	\$17,600	
Skylight, Plastic	5%			2049	**	1		
Wood Shingles	30%			2042	**	10	\$2,900	
<i>Recent Replace Evident, Extent : N/A, Area Affected : 100%</i>								
<i>Location : 1910 Building Roof</i>								
Soffits								
Metal Panel	100%			2049	**	5-10	\$16,900	
Interior								
Floors								
Carpet	10%			2031	\$26,700	3	\$2,800	
Cast in Place Concrete	10%			LIFE	**	5	\$4,100	
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Basement</i>								
Cast in Place Concrete	50%	Now	\$5,400	LIFE	**	5	\$20,400	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Near Main Entrance</i>								
Ceramic Tile	5%			2044	**	5	\$900	
Wood	25%			2044	**	5	\$8,700	
Interior Walls								
Ceramic Tile	5%			2044	**	5	\$700	
Glass: Single Pane	30%			LIFE	**	5	\$3,000	
Gypsum Board	55%			LIFE	**	5	\$4,400	
Wood	5%			LIFE	**	5	\$2,700	
Wood	5%			LIFE	**	5	\$2,700	
Ceilings								
Exposed Struc: Wood	65%			LIFE	**			
Gypsum Board	10%			LIFE	**	5	\$2,400	
Plaster	25%	4+	\$3,900	LIFE	**	5	\$3,000	
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Area Below Metal Roof At Portico In 1910 Building</i>								
Site Enclosure								

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NEW YORK PUBLIC LIBRARY - 035
STAPLETON BRANCH LIBRARY
Asset # : 13369

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 Enclosure								
Fence/Gates								
Iron Picket	100%			2073	**			
Free Standing Walls								
Cast in Place Concrete	100%			2073	**			
Retaining Walls								
Cast in Place Concrete	100%			2073	**			
Site Pavements								
Public Sidewalk								
Pavers/Stone	100%	0-2	\$58,200	2038	**			
<i>Sinking/Subsiding, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : At Building Corner Sidewalk Creates A Tripping Hazard</i>								
On-Site Walkways								
Cast in Place Concrete	50%			2046	**			
Pavers/Stone	50%			2038	**			
Activity Yard								
Pavers/Stone	100%			2038	**			

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%			2049	**	5	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 1- 800 Amperes Main Disconnect Switch</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2049	**	5	\$100	
Raceway								
Conduit	100%			2049	**	1		
Panelboards								
Fused Disc Sw	10%			2045	**	5		
Molded Case Bkrs	90%			2045	**	5	\$300	
Wiring								
Thermoplastic	100%			2049	**	1		
Motor Controllers								
Locally Mounted	100%			2042	**	5	\$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$200	
Lighting								

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NEW YORK PUBLIC LIBRARY - 035
STAPLETON BRANCH LIBRARY
Asset # : 13369

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	
Lighting								
Interior Lighting Fluorescent	97%			2034	**	10	\$11,100	
		<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
Fluorescent	3%			2034	**	10	\$300	
		<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
Egress Lighting								
Exit, LED	30%			2057	**	1		
Exit, Service	10%			2034	**	1		
Exit, Battery	60%			2034	**	10	\$500	
Exterior Lighting								
HID	40%			2034	**	10		
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Outside Perimeter</i>						
		<i>Explanation : Controlled Via Photocell</i>						
HID	10%	Now	\$2,600	2034	**			
		<i>Malfunctioning, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Rear Walkways</i>						
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Rear Walkways</i>						
		<i>Explanation : Suspect Bad Wiring</i>						
No Component	50%							
Alarm								
Security System								
No Component	70%							
Generic	30%			2034	**	1	\$1,400	
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2034	**	1-3	\$2,300	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Natural Gas	100%			2049	**	1		
Conversion Equipment								
Hot Water Boiler	100%			2042	**	1	\$6,200	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Boiler Room</i>						
		<i>Explanation : 1 Gas Fired Hot Water Boiler</i>						
Distribution								
Hot Wtr Piping/Pump	100%			2045	**	4	\$600	

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NEW YORK PUBLIC LIBRARY - 035
STAPLETON BRANCH LIBRARY
Asset # : 13369

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Terminal Devices								
Air Handler	50%			2034	**	1	\$3,900	
Convactor/Radiator	50%			2042	**	1	\$2,000	
<i>Other Observation, Extent : Light, Area Affected : 70%</i>								
<i>Location : Throughout Main Library</i>								
<i>Explanation : Under Floor Radiant Heating Panels</i>								
Air Conditioning								
Energy Source								
Electricity	100%			2045	**	1		
Conversion Equipment								
Reciprocating Compr/Chiller	95%			2034	**	1	\$5,500	
Split Unit	5%			2034	**			
Distribution								
CW & CHW Wtr Pipe/Pump	100%			2049	**	4	\$600	
Terminal Devices								
Air Handler/Cool/Ht	100%			2034	**	1	\$7,700	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$6,900	
Exhaust Fans								
Interior	100%			2034	**	2	\$400	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2049	**	1		
Water Heater								
Electric	100%			2027	\$11,500	4	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Janitor Closet And Basement</i>								
<i>Explanation : 2 Point Of Use Electric Hot Water Heaters</i>								
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Submersible	100%			2023	\$400	4	\$400	
Backflow Preventer								
Generic	100%			2034	**	1	\$800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1st Floor</i>								
<i>Explanation : 1st Floor Closet</i>								
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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NEW YORK PUBLIC LIBRARY - 035
STAPLETON BRANCH LIBRARY
Asset # : 13369

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Fire Suppression	Sprinkler							
	No Component	80%						
	Generic	20%			2049	**	1-2	\$700

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

Print Date : 19-Oct-2021

NEW YORK PUBLIC LIBRARY - FY 2022

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 2023 - 2026	FY 2027 - 2032
Interior Architecture		\$73,900
Total		\$73,900
Importance Code B		\$73,900
Total		\$73,900

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture	\$20,700			
Interior Architecture	\$22,000		\$1,100	
Electrical	\$200	\$300	\$300	\$7,500
Mechanical	\$1,900	\$600	\$3,900	\$600
Site Enclosure	\$27,500			
Total	\$72,400	\$900	\$5,300	\$8,100
Importance Code A	\$21,100	\$400	\$400	\$500
Importance Code B	\$5,800	\$500	\$4,800	\$7,600
Importance Code C	\$45,400			
Total	\$72,400	\$900	\$5,300	\$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
THROG'S NECK BRANCH LIBRARY
Asset # : 13370**

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	Priority
Exterior								
Exterior Walls								
Concrete Masonry Unit	100%	2-4	\$20,700	LIFE	**	5	\$11,400	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : At Base Of Entire Perimeter Parge Coat Of Cement Finish Failing</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Exterior Facade, Rear Courtyard</i>								
<i>Explanation : Split Face Exposed Aggregate Concrete Block</i>								
Windows								
Aluminum	100%			2047	**	5	\$2,600	
Parapets								
Concrete Masonry Unit	50%			LIFE	**	5	\$800	
<i>Other Observation, Extent : Light, Area Affected : 50%</i>								
<i>Location : Parapet Wall</i>								
<i>Explanation : Covered With Roof Membrane</i>								
Pre-Cast Concrete	50%			LIFE	**	5	\$4,400	
<i>Recent Replace Evident, Extent : N/A, Area Affected : 50%</i>								
<i>Location : Coping Stones</i>								
Roof								
Modified Bitumen	100%			2039	**	10	\$18,400	
<i>Recent Installation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Main Roof</i>								
Interior								
Floors								
Cast in Place Concrete	8%			LIFE	**	5	\$1,500	
Ceramic Tile	2%			2040	**	5	\$200	
Vinyl Tile	90%			2031	\$73,900	3	\$2,900	
Interior Walls								
Ceramic Tile	2%			2040	**	5	\$100	
Concrete Masonry Unit	92%			LIFE	**	5	\$1,200	
Folding Partition	6%	Now	\$17,900	2056	**	5	\$300	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Folding Partion Non Functional</i>								
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	\$27,500	2061	**			
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 80%</i>								
<i>Location : Precast Concrete Copings At Top Of Freestanding Wall</i>								
<i>Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 80%</i>								
<i>Location : Freestanding Wall Enclosure At Back</i>								
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		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%			2031	\$1,700	5	\$200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room First Floor</i>								
<i>Explanation : One 400 Ampere Main Disconnect Switch</i>								
<hr/>								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2031	\$36,200	5	\$200	
<hr/>								
Raceway								
Conduit	80%			2031	\$28,100	1		
Conduit	20%			2041	**	1		
<hr/>								
Panelboards								
Fused Disc Sw	5%			2030	\$800	5		
Molded Case Bkrs	45%			2039	**	5	\$100	
Molded Case Bkrs	50%			2030	\$8,400	5	\$100	
<hr/>								
Wiring								
Thermoplastic	60%			2031	\$18,700	1		
Thermoplastic	40%			2041	**	1		
<hr/>								
Motor Controllers								
Locally Mounted	80%			2029	\$13,600	5		
Locally Mounted	20%			2036	**	5		
<hr/>								
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$100	
<hr/>								
Lighting								
Interior Lighting								
Fluorescent	100%			2039	**	10	\$7,600	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<hr/>								
Egress Lighting								
Emergency, Battery	50%			2031	\$6,300	10	\$1,000	
Exit, Service	50%			2031	\$700	1		
<hr/>								
Exterior Lighting								
HID	20%			2026	\$7,000	10		
No Component	80%							
<hr/>								
Alarm								
Security System								
No Component	70%							
Generic	30%			2036	**	1	\$900	
<hr/>								
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2036	**	1-3	\$1,500	
<hr/>								
Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

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

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a 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		Priority
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	
<i>Insul. Deteriorating, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Mechanical Room</i>								
Distribution								
Hot Wtr Piping/Pump	100%	Now	\$1,400	2039	**	4	\$400	
<i>Corroded, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Mechanical Room. Corroded Hot Water Supply Line</i>								
<i>Leak Evident, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Mechanical Room. Hot Water Piping Leaking At The Header</i>								
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								
Gas Fired	100%			2029	\$5,300	2	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1st Floor</i>								
<i>Explanation : Two 40 Gallon</i>								
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		

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**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		
		<i>Other Observation, Extent : Light, Area Affected : 5%</i>						
		<i>Location : Mechanical Room</i>						
		<i>Explanation : Boiler</i>						
Fixtures								
Generic	100%							

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Print Date : 19-Oct-2021

NEW YORK PUBLIC LIBRARY - FY 2022

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 2023 - 2026	FY 2027 - 2032
Exterior Architecture	\$361,100	\$179,600
Interior Architecture	\$52,600	
Mechanical		\$354,100
Total	\$413,700	\$533,700
Importance Code A	\$361,100	\$179,600
Importance Code B	\$52,600	\$354,100
Total	\$413,700	\$533,700

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture	\$151,100			
Interior Architecture	\$62,900		\$800	\$7,300
Electrical	\$1,200	\$300	\$500	\$300
Mechanical	\$61,300	\$3,000	\$5,600	\$3,000
Site Enclosure	\$25,100			
Site Pavements	\$7,600			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$313,100	\$7,200	\$10,800	\$14,500
Importance Code A	\$151,800	\$700	\$700	\$700
Importance Code B	\$98,100	\$6,500	\$10,100	\$13,800
Importance Code C	\$63,200			
Total	\$313,100	\$7,200	\$10,800	\$14,500



*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
TOMPKINS SQUARE BRANCH LIBRARY
Asset # : 13371

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	40%	Now	\$46,100	LIFE	**	5	\$6,300	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : East, North And West Facades</i>								
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : East, North And West Facades</i>								
<i>Vegetation Growth, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Rear Facade</i>								
Masonry: Granite	5%			LIFE	**	5	\$1,200	
Masonry: Limestone	40%	Now	\$92,700	LIFE	**	5	\$4,700	
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Street Facade At Window Openings</i>								
<i>Vertical Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Street Facade</i>								
Slate Panels	3%			LIFE	**	5	\$700	
Stucco Cement	12%	Now	\$13,300	2037	**	5	\$2,400	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 10%</i>								
<i>Location : North Rear Facade</i>								
<i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : North Rear Facade</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : North Rear Facade</i>								
<i>Explanation : Vegetation Growth</i>								
Windows								
Aluminum	100%	Now	\$268,400	2057	**	5	\$2,600	
<i>Air Infiltration, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Windows Throughout</i>								
<i>Crwt/Balnc Not Funct, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Windows Throughout</i>								
<i>Unit Inoperable, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Various Locations. First Floor</i>								
Parapets								
Cast Stone/Terra Cotta	5%			LIFE	**	5-10	\$4,500	
Masonry: Brick	65%	Now	\$29,000	LIFE	**	5	\$2,100	
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : East, North And West Parapet Walls</i>								
<i>Spalling, Extent : Severe, Area Affected : 15%</i>								
<i>Location : East, North And West Parapet Walls</i>								
Masonry: Limestone	25%			LIFE	**	5-10	\$9,700	
Slate	5%			LIFE	**	5	\$300	

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NEW YORK PUBLIC LIBRARY - 035
TOMPKINS SQUARE BRANCH LIBRARY
Asset # : 13371

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	Priority
Exterior								
Roof								
Modified Bitumen	85%	0-2	\$18,000	2032	\$179,600			
<i>Alligatoring, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Seams Of Main Roof</i>								
<i>Blisters, Extent : Light, Area Affected : 25%</i>								
<i>Location : Main Roof</i>								
<i>Vegetation Growth, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Main Roof</i>								
Modified Bitumen	15%	Now	\$31,700	2042	**			
<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : 2nd Floor Roof. South East Corner, 3rd Floor Roof. East Side</i>								
Interior								
Floors								
Carpet	60%			2028	\$226,300	3	\$29,200	
Ceramic Tile	5%			2035	**	5	\$1,200	
Sheet Vinyl/Rubber	30%	Now	\$52,600	2037	**	5	\$5,500	
<i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Basement Corridors, Mechanical Areas And Public Spaces</i>								
<i>Uneven Substrate, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Basement Corridors, Mechanical Areas And Public Spaces</i>								
Vinyl Tile	5%			2037	**	3	\$500	
Interior Walls								
Ceramic Tile	5%	4+	\$14,500	2035	**	5	\$700	
<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Toilet Rooms</i>								
Gypsum Board	80%			LIFE	**	5-10	\$39,200	
Plaster	15%			LIFE	**	5-10	\$3,700	
Ceilings								
AcousTile,Adhered	50%			2037	**	5	\$12,200	
AcousTileSusp.Lay-In	30%	4+	\$7,200	2045	**	5	\$3,700	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Basement</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Basement</i>								
Gypsum Board	10%			LIFE	**	5-10	\$8,400	
Plaster	10%	4+	\$900	LIFE	**	5	\$1,500	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : First And Second Floor Ceilings</i>								
<i>Paint Peeling, Extent : Light, Area Affected : 15%</i>								
<i>Location : First And Second Floor Ceilings</i>								
Site Enclosure								
Fence/Gates								
Iron Picket	100%			2052	**			

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NEW YORK PUBLIC LIBRARY - 035
TOMPKINS SQUARE BRANCH LIBRARY
Asset # : 13371

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 Enclosure								
Free Standing Walls Masonry: Brick	100%	0-2	\$21,000	2042		**		
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Rear Yard. Perimeter Walls</i>								
Retaining Walls Masonry: Brick	100%	0-2	\$4,100	2042		**		
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Areaway To Basement From Street</i>								
Site Pavements								
Public Sidewalk Cast in Place Concrete	100%	Now	\$5,400	2045		**		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Sidewalk Adjacent To East 10th Street</i>								
On-Site Walkways Cast in Place Concrete	100%			2037		**		
Activity Yard Cast in Place Concrete	100%	4+	\$2,300	2037		**		
<i>Other Observation, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Rear Yard</i>								
<i>Explanation : Worn / Eroded</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%			2042		**	5	\$100
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 2 Main Service Disconnect Switches Rated At 400 Amperes Each.</i>								
Switchgear / Switchboard Fused Disc Sw	100%			2042		**	5	\$100
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 2 Vertical Sections</i>								
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)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$400	
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	\$17,900	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	\$12,000	10	\$1,800	
Exit, Service	50%			2032	\$1,300	1		
Exterior Lighting								
Incandescent	20%			2027	\$11,400	2		
No Component	80%							
Alarm								
Security System								
No Component	80%							
Generic	10%			2032	\$5,400	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	\$5,400	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	\$1,800	
		<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)	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	\$7,300	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement Boiler Room</i>						
		<i>Explanation : 1 Unit</i>						

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NEW YORK PUBLIC LIBRARY - 035
TOMPKINS SQUARE BRANCH LIBRARY
Asset # : 13371

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Distribution								
Hot Wtr Piping/Pump	100%	Now	\$1,300	2031	\$26,100	4	\$700	
<i>Corroded, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Circulation Pumps And Valves, Basement Boiler Room</i>								
<i>Other Observation, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : Defective Temperature Control Panel</i>								
Terminal Devices								
Air Handler	30%			2032	\$70,500	1	\$2,700	
Convactor/Radiator	70%			2030	\$62,600	1	\$3,300	
Air Conditioning								
Energy Source								
Electricity	100%			2040	**	1		
Conversion Equipment								
Reciprocating Compr/Chiller	50%	0-2	\$35,500	2032	\$70,900	1	\$3,100	
<i>Malfunctioning, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement. Units Constantly Breakdown During Cooling Season</i>								
<i>R-22 Refrigerant, Extent : Light, Area Affected : 80%</i>								
<i>Location : Basement</i>								
Exterior Pkg Unit - Cooling	20%	0-2	\$13,500	2032	\$27,100	2	\$100	
<i>Malfunctioning, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Roof. Unit Constantly Breakdown During Cooling Season</i>								
<i>R-22 Refrigerant, Extent : Light, Area Affected : 10%</i>								
<i>Location : Roof</i>								
Window/Wall Unit	30%			2030	\$10,500	1		
Terminal Devices								
Air Handler/Cool/Ht No Component	80%			2032	\$150,000	1	\$7,300	
	20%							
Heat Rejection								
Air Cooled Condenser Unit	80%			2027	\$27,000	2	\$8,200	
No Component	20%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$13,000	
Exhaust Fans								
Interior	70%	Now	\$2,100	2037	**	2	\$300	
<i>Other Observation, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Basement</i>								
<i>Explanation : There Is No Vent For Gas Room</i>								
Roof	30%			2032	\$8,300	2	\$100	
Plumbing								
H/C Water Piping								
Brass/Copper	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
TOMPKINS SQUARE BRANCH LIBRARY
Asset # : 13371

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Plumbing								
	Water Heater							
	Gas Fired	100%			2030	\$10,200	2	\$200
	Sanitary Piping							
	Cast Iron	100%			LIFE	* *	1	
	Storm Drain Piping							
	Cast Iron	100%			LIFE	* *	1	
	Sump Pump(s)							
	Non-Submersible	100%			2027	\$2,500	4	\$500
	Fixtures							
	Generic	100%						
Vertical Transport								
	Elevators							
	Hydraulic	100%			LIFE	* *		
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Basement To 3rd Floor</i>					
			<i>Explanation : 1 Unit</i>					
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 : 19-Oct-2021

NEW YORK PUBLIC LIBRARY - FY 2022

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 2023 - 2026	FY 2027 - 2032
Mechanical		\$69,000
Total		\$69,000
Importance Code B		\$69,000
Total		\$69,000

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture	\$72,100	\$11,700		\$3,100
Interior Architecture	\$1,300	\$3,000	\$200	
Electrical	\$2,500	\$300	\$400	\$37,400
Mechanical	\$40,600	\$1,000	\$2,300	\$7,000
Site Enclosure	\$6,100			
Site Pavements	\$2,500			
Total	\$125,100	\$16,000	\$2,900	\$47,500
Importance Code A	\$72,300	\$12,000	\$300	\$3,400
Importance Code B	\$44,600	\$4,100	\$2,600	\$44,100
Importance Code C	\$8,100			
Total	\$125,100	\$16,000	\$2,900	\$47,500



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
TOTTENVILLE BRANCH LIBRARY
Asset # : 13372

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	Priority
Exterior								
Exterior Walls								
Masonry: Brick	48%	Now	\$24,100	LIFE	**	5	\$8,600	
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Masonry: Limestone	5%	Now	\$6,000	LIFE	**	5	\$700	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Base Of Front Columns</i>								
Stucco Cement	42%			2044	**	5	\$18,900	
Wood	5%			2044	**	5	\$4,500	
<i>Recent Repair Evident, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Over Main Entrance</i>								
Windows								
Steel	2%	Now	\$4,400	2056	**	5	\$400	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Community Room Exit</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Community Room Exit</i>								
Wood	98%	Now	\$31,200	2039	**	5	\$17,100	
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Split/Cracked, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Roof								
Modified Bitumen	15%			2041	**	10	\$1,600	
<i>Recent Replace Evident, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Rear Exit Roof</i>								
Wood Shingles	85%			2046	**	10	\$3,100	
<i>Recent Replace Evident, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Main Roof</i>								
Soffits								
Wood	100%	0-2	\$6,500	2036	**	5	\$5,100	
<i>Deteriorated Finish, Extent : Light, Area Affected : 10%</i>								
<i>Location : Underside Of Eave</i>								
Interior								
Floors								
Carpet	70%			2027	\$87,900	3	\$8,500	
Cast in Place Concrete	5%			LIFE	**	5	\$900	
Ceramic Tile	5%			2034	**	5	\$400	
Vinyl Tile	20%			2031	\$16,700	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
TOTTENVILLE BRANCH LIBRARY
Asset # : 13372

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Interior Walls								
Concrete Masonry Unit	5%			LIFE	**	5	\$100	
Gypsum Board	75%			LIFE	**	5	\$2,500	
Masonry: Brick	5%	Now	\$1,300	LIFE	**			
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Mechanical Room In Basement</i>								
<i>Spalling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Mechanical Room In Basement</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Mechanical Room In Basement</i>								
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	\$4,300	2041	**			
<i>Impact Damage, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Along Driveway</i>								
Iron Picket	5%			2051	**			
Retaining Walls								
Cast in Place Concrete	45%			2051	**			
Masonry: Brick	50%	Now	\$1,800	2041	**			
<i>Joint Mortar Miss/Erod, Extent : Light, Area Affected : 5%</i>								
<i>Location : Ramp And Stairs To Entrance</i>								
Masonry: Fieldstone	5%			2041	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	90%			2036	**			
Pavers/Stone	10%			2034	**			
On-Site Walkways								
Cast in Place Concrete	60%	Now	\$400	2036	**			
<i>Other Observation, Extent : Light, Area Affected : 20%</i>								
<i>Location : Stair To Front Entrance</i>								
<i>Explanation : Open Expansion Joints To Brick Cheek Walls</i>								
Pavers/Stone	40%			2034	**			
Parking/Driveway								
Cast in Place Concrete	100%	2-4	\$2,100	2036	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Driveway</i>								

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
TOTTENVILLE BRANCH LIBRARY
Asset # : 13372

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%			2041	**	5		
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Electrical Room</i>						
		<i>Explanation : One 400 Ampere Main Disconnect Switch</i>						
Switchgear / Switchboard								
Fused Disc Sw	100%			2031	\$39,200	5		
Raceway								
Conduit	50%			2031	\$19,000	1		
Conduit	50%			2051	**	1		
Panelboards								
Molded Case Bkrs	10%			2047	**	5		
Molded Case Bkrs	90%			2030	\$16,300	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	
		<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>						
		<i>Location : First Floor</i>						
Fluorescent	10%			2031	\$6,600	10	\$500	
		<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
Fluorescent	10%			2031	\$6,600	10	\$500	
		<i>T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
HID	10%			2031	\$4,500	10		
Incandescent	20%			2031	\$13,200	2		
Incandescent	10%			2026	\$6,600	2		
Egress Lighting								
Emergency, Service	50%			2026	\$1,600	1		
Exit, Service	50%			2026	\$500	1		
Exterior Lighting								
HID	50%			2036	**	10		
Incandescent	10%	0-2	\$2,100	2041	**	2		
		<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Building Exterior</i>						
No Component	40%							

Alarm

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NEW YORK PUBLIC LIBRARY - 035
TOTTENVILLE BRANCH LIBRARY
Asset # : 13372

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	

Alarm

Security System								
Generic	100%			2031	\$19,900	1	\$2,000	

Fire/Smoke Detection								
No Component	60%							
Generic, Analog	40%			2041	**	1-3	\$1,400	

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

Location : Throughout Building

Explanation : New Fire Alarm System Installed In 2020.

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

Heating

Energy Source								
Natural Gas	100%			2051	**	1		

Conversion Equipment								
Hot Water Boiler	100%			2036	**	1	\$2,700	

Distribution								
Hot Wtr Piping/Pump	100%			2039	**	4	\$400	

Terminal Devices								
Air Handler	40%			2031	\$34,600	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	\$26,100	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	\$600	1		

Distribution								
CW & CHW Wtr Pipe/Pump	100%			2041	**	4	\$300	

Not in Service, Extent : Moderate, Area Affected : 100%

Location : Basement

Terminal Devices								
Air Handler/Cool/Ht	100%			2031	\$69,000	1	\$3,400	

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

Location : Basement

Explanation : Units Only Used For Heating

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
TOTTENVILLE BRANCH LIBRARY
Asset # : 13372

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Air Conditioning	Heat Rejection							
	Air Cooled Condenser Unit	100%	Now	\$12,400	2041	**	2	\$3,000
			<i>Broken, Extent : Severe, Area Affected : 100%</i>					
			<i>Location : Basement</i>					
Ventilation	Distribution							
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$3,000
	Exhaust Fans							
	Interior	100%	Now	\$1,100	2031	\$21,900	2	\$100
			<i>Not in Service, Extent : Light, Area Affected : 10%</i>					
			<i>Location : Mechanical Room Fan</i>					
Plumbing	H/C Water Piping							
	Brass/Copper	50%			2051	**	1	
	Galvanized Steel	50%			2036	**	1	
	Water Heater							
	Electric	100%			2026	\$5,400	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	**		
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : 1st Floor</i>					
			<i>Explanation : Chair Lift</i>					

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 : 19-Oct-2021

NEW YORK PUBLIC LIBRARY - FY 2022

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 2023 - 2026	FY 2027 - 2032
Exterior Architecture	\$200,700	
Mechanical		\$285,000
Total	\$200,700	\$285,000
Importance Code A	\$200,700	\$96,400
Importance Code B		\$188,700
Total	\$200,700	\$285,000

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture	\$137,900			
Interior Architecture	\$61,100	\$4,200	\$800	\$300
Electrical	\$26,600	\$400	\$400	\$23,100
Mechanical	\$11,200	\$2,400	\$5,300	\$2,400
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$240,700	\$11,000	\$10,500	\$29,700
Importance Code A	\$138,500	\$600	\$600	\$700
Importance Code B	\$87,500	\$10,400	\$9,300	\$29,000
Importance Code C	\$14,800		\$500	
Total	\$240,700	\$11,000	\$10,500	\$29,700



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

NEW YORK PUBLIC LIBRARY - 035
TREMONT BRANCH LIBRARY
Asset # : 13373

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	Priority
Exterior									
Exterior Walls									
	Masonry: Brick	40%			LIFE	**	5	\$11,700	
	Masonry: Brick	25%	Now	\$49,600	LIFE	**	5	\$7,300	
	<i>Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 30%</i>								
	<i>Location : North Facade, East Facade</i>								
	<i>Spalling, Extent : Severe, Area Affected : 25%</i>								
	<i>Location : North Facade, East Facade</i>								
	<i>Worn/Eroded, Extent : Severe, Area Affected : 20%</i>								
	<i>Location : North Facade, East Facade</i>								
	Masonry: Granite	10%			LIFE	**	5	\$2,200	
	Masonry: Limestone	10%			LIFE	**	5	\$2,200	
	Metal, Corrugated	5%			2041	**	1		
	Stucco Cement	10%	Now	\$9,500	2044	**	5	\$3,700	
	<i>Cracking/Crumbling, Extent : Severe, Area Affected : 20%</i>								
	<i>Location : East Facade</i>								
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
	<i>Location : East Facade</i>								
	<i>Explanation : Cement Parge Coat over brick</i>								
Windows									
	Glass Block	2%			LIFE	**	5	\$100	
	Wood	98%	Now	\$41,800	2039	**	5	\$24,800	1
	<i>Deteriorated Finish, Extent : Severe, Area Affected : 50%</i>								
	<i>Location : Throughout</i>								
	<i>Split/Cracked, Extent : Severe, Area Affected : 20%</i>								
	<i>Location : Throughout</i>								
	<i>Other Observation, Extent : Light, Area Affected : 35%</i>								
	<i>Location : Street Height, South And West Facades</i>								
	<i>Explanation : Protective Metal Grilles</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
TREMONT BRANCH LIBRARY
Asset # : 13373

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	Priority
Exterior								
Parapets								
Cast Stone/Terra Cotta	5%	Now	\$12,800	LIFE	**	5	\$1,400	1
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Coping At East And North Parapets</i>								
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Coping At East And North Parapets</i>								
<i>Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 35%</i>								
<i>Location : Coping At East And North Parapets</i>								
Masonry: Brick	55%	Now	\$51,200	LIFE	**	5	\$2,000	1
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Interior Face Throughout</i>								
<i>Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Misaligned/Bulging, Extent : Severe, Area Affected : 15%</i>								
<i>Location : West Facade</i>								
<i>Spalling, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Interior Parapet Wall Throughout</i>								
<i>Worn/Eroded, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	25%			LIFE	**	5	\$900	
Masonry: Limestone	10%	4+	\$6,300	LIFE	**	5	\$500	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Cornice</i>								
Masonry: Sandstone	5%	Now	\$17,800	LIFE	**	5	\$200	
<i>Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 35%</i>								
<i>Location : Coping At North And East Parapets</i>								
<i>Worn/Eroded, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Coping At North And East Parapets, Mechanical Bulkhead</i>								
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Coping At North And East Parapets</i>								
<i>Explanation : This Material Is Actually Bluestone.</i>								
Roof								
Modified Bitumen	100%	Now	\$149,500	2041	**			1
<i>Blisters, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Debris Present, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Lower Roof</i>								
<i>Miss/Damaged Flashings, Extent : Severe, Area Affected : 40%</i>								
<i>Location : Parapet Walls And Mechanical Bulkhead</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Bulkhead And Third Floor</i>								
<i>Worn/Eroded, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Interior								

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

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

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

NEW YORK PUBLIC LIBRARY - 035
TREMONT BRANCH LIBRARY
Asset # : 13373

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	Priority
Interior								
Floors								
Carpet	10%			2030	\$14,600	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	\$19,400	2041	**	3	\$800	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Third Floor, Staff Office</i>								
<i>Worn/Eroded, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Third Floor</i>								
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	\$14,800	LIFE	**	5	\$1,000	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Roof Stair, Third Floor At Custodian Apartment</i>								
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Third Floor At Custodian Apartment</i>								
<i>Deteriorated Finish, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Roof Stair, Third Floor At Custodian Apartment</i>								
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	\$27,000	LIFE	**	5	\$2,900	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Third Floor Custodian Apartment, 1st Floor Near Lobby</i>								
<i>Paint Peeling, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Third Floor Custodian Apartment</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Third Floor Custodian Apartment</i>								
Plaster	5%			LIFE	**	5	\$300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Crown Moulding</i>								
Site Enclosure								

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

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 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
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Under 600 Volts

Service Equipment

Molded Case Bkrs

100%

2031

\$1,700

5

\$300

*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room Basement**Explanation : One 800 Ampere Main Disconnect Switch*

Switchgear / Switchboard

Molded Case Bkrs

100%

2031

\$36,200

5

\$300

Raceway

Conduit

95%

2031

\$33,400

1

Conduit

5%

2051

* *

1

Panelboards

Fused Disc Sw

5%

2030

\$800

5

Molded Case Bkrs

40%

2047

* *

5

\$100

Molded Case Bkrs

55%

2030

\$9,200

5

\$200

Wiring

Braided Cloth

50%

2-4

\$15,600

2056

* *

1

*Insulation Aged, Extent : Moderate, Area Affected : 100%**Location : Throughout The Building*

Thermoplastic

30%

2031

\$9,300

1

Thermoplastic

20%

2051

* *

1

Motor Controllers

Locally Mounted

100%

2029

\$33,900

5

\$100

Ground

Grounding Devices

Generic

100%

0-2

\$10,700

LIFE

* *

5

\$200

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Water Main Basement**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
TREMONT BRANCH LIBRARY
Asset # : 13373

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	
Lighting								
Interior Lighting								
Fluorescent	65%			2036	**	10	\$7,100	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement, Offices On 1st, 2nd And 3rd Floor</i>								
Fluorescent	30%			2036	**	10	\$3,300	
<i>T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Reading Areas 1st, 2nd And 3rd Floor</i>								
Fluorescent	5%			2036	**	10	\$500	
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>								
<i>Location : Reading Areas</i>								
Egress Lighting								
Emergency, Battery	50%			2036	**	10	\$1,400	
Exit, LED	10%			2059	**	1		
Exit, Service	40%			2036	**	1		
Exterior Lighting								
HID	20%			2026		10	\$10,100	
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	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Strobe Lights, Alarm Bells, Manual Pull Stations, Strobe Lights And Horns</i>								
Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Natural Gas	100%			2041	**	1		
Conversion Equipment								
Hot Water Boiler	100%			2029	\$96,400	1	\$5,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : 1 Old Unit</i>								
Distribution								
Hot Wtr Piping/Pump	100%	0-2	\$1,900	2030	\$19,500	4	\$600	
<i>Corroded, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Basement</i>								
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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Air Conditioning								
Energy Source								
Electricity	100%			2039	**	1		
Conversion Equipment								
Reciprocating Compr/Chiller	90%			2031	\$95,500	1	\$5,000	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : 3 Units. Roof</i>								
Split Unit	10%			2036	**			
Distribution								
CW & CHW Wtr Pipe/Pump	100%			2041	**	4	\$600	
Terminal Devices								
Air Handler/Cool/Ht	100%			2036	**	1	\$7,400	
Heat Rejection								
Air Cooled Condenser Unit	100%			2031	\$25,200	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	\$93,200	1		
Water Heater								
Gas Fired	100%			2031	\$7,600	2	\$200	
Sanitary Piping								
Cast Iron	100%	Now	\$4,600	LIFE	**	1		
<i>Blockage /Clogged, Extent : Severe, Area Affected : 5%</i>								
<i>Location : 1st Floor Bathroom</i>								
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Submersible	100%			2023	\$400	4	\$400	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	**			
Fire Suppression								
Sprinkler								
No Component	90%							
Generic	10%			2051	**	1-2	\$300	
<i>Other Observation, Extent : Light, Area Affected : 10%</i>								
<i>Location : Stairway Only</i>								
<i>Explanation : Partial Coverage</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
TREMONT BRANCH LIBRARY
Asset # : 13373

Print Date : 19-Oct-2021

NEW YORK PUBLIC LIBRARY - FY 2022

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 2023 - 2026	FY 2027 - 2032
Exterior Architecture	\$411,400	
Electrical		\$8,600
Mechanical		\$278,200
Total	\$411,400	\$286,800
Importance Code A	\$411,400	\$62,300
Importance Code B		\$224,600
Total	\$411,400	\$286,800

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture	\$21,500	\$700		
Interior Architecture		\$1,700		\$300
Electrical	\$6,900	\$800	\$600	\$7,200
Mechanical	\$3,100	\$1,600	\$5,800	\$1,600
Total	\$31,500	\$4,700	\$6,400	\$9,000
Importance Code A	\$21,900	\$1,000	\$400	\$500
Importance Code B	\$9,500	\$3,700	\$6,100	\$8,500
Importance Code C				
Total	\$31,500	\$4,700	\$6,400	\$9,000



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

NEW YORK PUBLIC LIBRARY - 035
VAN NEST BRANCH LIBRARY
Asset # : 13374

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	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	10%			LIFE	**	5	\$8,000	
Masonry: Brick	85%			LIFE	**	5	\$13,700	
Granite Panels	5%	Now	\$19,100	LIFE	**	5	\$600	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Granite Base At Front Of Building Failing</i>								
<hr/>								
Windows								
Aluminum	75%			2039	**	5	\$1,300	
Steel	25%			2047	**	5	\$5,500	
<hr/>								
Parapets								
Masonry: Brick	90%	Now	\$133,800	LIFE	**	5	\$3,400	1
<i>Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Parge/Tar Separating, Extent : Severe, Area Affected : 60%</i>								
<i>Location : Throughout Parapet Wall</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<hr/>								
Slate	10%	0-2	\$2,400	LIFE	**	5	\$400	
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Coping Stones</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Copings</i>								
<hr/>								
Roof								
Modified Bitumen	100%	0-2	\$277,600	2041	**			
<i>Blisters, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Main Roof</i>								
<hr/>								
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	
<hr/>								
Interior Walls								
Concrete Masonry Unit	98%			LIFE	**	5	\$2,100	
Glass: Single Pane	1%			LIFE	**	5		
Plaster	1%			LIFE	**	5		
<hr/>								
Ceilings								
AcousTileSusp.Lay-In	5%			2036	**	5	\$500	
Exposed Struc: Concrete	2%			LIFE	**	5		
Metal Panel	93%			LIFE	**	5	\$12,100	
<hr/>								
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		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%			2031	\$1,700	5	\$200	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Electrical Room</i>						
		<i>Explanation : Main Service Disconnect Switch. No Available Nameplate Rating Capacity</i>						
Switchgear / Switchboard								
Molded Case Bkrs	100%			2031	\$36,200	5	\$200	
Raceway								
Conduit	80%			2031	\$28,100	1		
Conduit	20%			2041	**	1		
Wiring								
Braided Cloth	20%	2-4	\$6,200	2056	**	1		
		<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
Thermoplastic	80%			2041	**	1		
Motor Controllers								
Locally Mounted	100%			2029	\$16,900	5	\$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$100	
Lighting								
Interior Lighting								
Fluorescent	90%			2036	**	10	\$6,300	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Reading Areas</i>						
		<i>Explanation : T-8 Lamps</i>						
Fluorescent	10%			2031	\$8,600	10	\$700	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Offices</i>						
		<i>Explanation : Compact Fluorescent Lights</i>						
Egress Lighting								
Exit, LED	100%			2059	**	1		
Alarm								
Security System								
No Component	30%							
Generic	70%			2039	**	1	\$2,000	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Reading Areas</i>						
		<i>Explanation : CCTV Surveillance Cameras</i>						
Fire/Smoke Detection								
Generic, Analog	100%			2039	**	1-3	\$4,700	
		<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>						

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a 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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Natural Gas	100%			2051	**	1		
Conversion Equipment								
Hot Water Boiler	100%			2029	\$62,300	1	\$3,800	
Distribution								
Hot Wtr Piping/Pump	100%			2047	**	4	\$600	
<i>Insul. Deteriorating, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Basement</i>								
Terminal Devices								
Air Handler	50%			2031	\$56,800	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	\$68,600	1	\$3,600	
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2	\$10,000	
Terminal Devices								
Air Handler/Cool/Ht	100%			2031	\$90,600	1	\$4,800	
Heat Rejection								
Dry Cooler	100%			2031	\$43,900	2	\$5,400	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$4,300	
Exhaust Fans								
Roof	100%			2031	\$13,400	2	\$200	
Plumbing								
H/C Water Piping								
Galvanized Steel	100%			2044	**	1		
Water Heater								
Gas Fired	100%			2029	\$4,900	2	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : One 40 Gallon Poorly Located</i>								
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sewage Ejector(s)								
Electric	100%			2031	\$2,300	4	\$500	
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 : 19-Oct-2021 **NEW YORK PUBLIC LIBRARY - FY 2022**

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 2023 - 2026	FY 2027 - 2032
Exterior Architecture		\$83,600
Total		\$83,600
Importance Code A		\$83,600
Total		\$83,600

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture	\$46,700			
Interior Architecture	\$3,100	\$6,000		\$8,200
Electrical	\$15,900	\$400	\$400	\$29,800
Mechanical	\$16,400	\$2,100	\$3,800	\$3,900
Site Pavements	\$19,800			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$105,800	\$12,400	\$8,200	\$45,900
Importance Code A	\$47,800	\$1,100	\$1,100	\$1,200
Importance Code B	\$38,200	\$11,400	\$7,100	\$44,600
Importance Code C	\$19,800			
Total	\$105,800	\$12,400	\$8,200	\$45,900



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
WAKEFIELD BRANCH LIBRARY
Asset # : 13375

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	Priority
Exterior								
Exterior Walls								
Masonry: Brick	95%	Now	\$38,400	LIFE	**	5	\$22,700	
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Facades</i>								
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	
<i>Recent Repair Evident, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Roof								
Roll Roofing	100%	0-2	\$8,400	2030	\$83,600	5	\$15,100	
<i>Blisters, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Main Roof</i>								
<i>Fishmouths, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Main Roof</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Main Roof</i>								
<i>Explanation : Air Pockets</i>								
Interior								
Floors								
Carpet	75%			2030	\$172,600	3	\$18,100	
Terrazzo	5%			LIFE	**	5	\$600	
Vinyl Tile	20%	Now	\$3,100	2031	\$30,700	3	\$1,200	
Interior Walls								
Plaster	100%			LIFE	**	5	\$9,000	
Ceilings								
Acous Tile, 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		Priority
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	\$2,400	2044	**			
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*Cracking/Crumbling, Extent : Severe, Area Affected : 30%**Location : Rear Of Buildings*

Masonry: Granite	5%	4+	\$300	LIFE	**			
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*Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%**Location : Front Of Building*

Parking/Driveway

Cast in Place Concrete	100%	Now	\$17,100	2044	**			
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*Cracking/Crumbling, Extent : Severe, Area Affected : 50%**Location : Rear Of Building*

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	Priority

Under 600 Volts

Service Equipment

Molded Case Bkrs	100%			2031	\$1,700	5	\$300	
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*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room Basement**Explanation : One 800 Ampere Main Disconnect Switch*

Switchgear / Switchboard

Molded Case Bkrs	100%			2031	\$36,200	5	\$300	
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Raceway

Conduit	100%			2031	\$35,200	1		
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Panelboards

Fused Disc Sw	5%			2030	\$800	5		
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Molded Case Bkrs	95%			2030	\$15,900	5	\$300	
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Wiring

Braided Cloth	50%	2-4	\$15,600	2056	**	1		
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*Insulation Aged, Extent : Moderate, Area Affected : 100%**Location : Throughout*

Thermoplastic	50%			2031	\$15,600	1		
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Motor Controllers

Locally Mounted	100%			2029	\$33,900	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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Lighting

Egress Lighting								
Emergency, Battery	50%			2026	\$8,100	10	\$1,300	
Exit, Service	50%			2026	\$900	1		
Exterior Lighting								
HID	20%			2026	\$9,100	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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Heating

Energy Source								
Natural Gas	100%			2051	**	1		
Conversion Equipment								
Steam Boiler	100%			2044	**	1	\$10,600	
Distribution								
Hot Wtr Piping/Pump	30%			2047	**	4	\$200	
			<i>Other Observation, Extent : Light, Area Affected : 75%</i>					
			<i>Location : Basement Boiler Room</i>					
			<i>Explanation : Water Coil In Steam Boiler</i>					
Central Plant Steam Piping/Pmp	70%	0-2	\$13,400	2051	**	4	\$400	
			<i>Leak Evident, Extent : Moderate, Area Affected : 5%</i>					
			<i>Location : Basement. Hot Water Return Piping</i>					
Terminal Devices								
Convactor/Radiator	90%			2036	**	1	\$3,100	
Unit Heater - Steam	10%			2036	**	4	\$100	

Air Conditioning

Energy Source								
Electricity	100%			2047	**	1		
Conversion Equipment								
Reciprocating Compr/Chiller	20%			2031	\$19,200	1	\$1,000	
Exterior Pkg Unit - Cooling	70%			2039	**	2	\$500	
Window/Wall Unit	10%			2026	\$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
WAKEFIELD BRANCH LIBRARY
Asset # : 13375

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Air Conditioning								
Terminal Devices								
	Air Handler/Dir Expansion	20%			2031	\$25,200	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	\$3,700	2	\$100
Plumbing								
H/C Water Piping								
	Galvanized Steel	100%			2044	**	1	
Water Heater								
	Electric	100%			2029	\$9,900	4	\$100
Sanitary Piping								
	Cast Iron	100%			LIFE	**	1	
Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1	
Sump Pump(s)								
	Submersible	100%			2024	\$400	4	\$300
Fixtures								
	Generic	100%						
Vertical Transport								
Elevators								
	Hydraulic	100%			LIFE	**		
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Basement To 1st Floor</i>							
	<i>Explanation : 1 Unit</i>							

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

Estimates are rounded to the nearest hundred dollars.

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

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

Print Date : 19-Oct-2021

NEW YORK PUBLIC LIBRARY - FY 2022

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 2023 - 2026	FY 2027 - 2032
Exterior Architecture	\$284,700	
Mechanical		\$385,900
Total	\$284,700	\$385,900
Importance Code A	\$284,700	
Importance Code B		\$385,900
Total	\$284,700	\$385,900

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture	\$37,100			
Interior Architecture	\$31,800	\$1,900		\$12,400
Electrical	\$500	\$400	\$300	\$600
Mechanical	\$4,500	\$5,200	\$4,700	\$5,200
Total	\$74,000	\$7,500	\$5,000	\$18,200
Importance Code A	\$38,000	\$900	\$900	\$1,100
Importance Code B	\$23,000	\$5,500	\$4,200	\$17,100
Importance Code C	\$13,100	\$1,100		
Total	\$74,000	\$7,500	\$5,000	\$18,200



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
WASHINGTON HEIGHTS BRANCH LIBRARY
Asset # : 13376

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	Priority
Exterior								
Exterior Walls								
Masonry: Brick	85%	Now	\$284,700	LIFE	**	5	\$42,100	
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 70%</i>								
<i>Location : All Facades</i>								
<i>Spalling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : All Facades</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Stair To Sub-basement</i>								
Masonry: Brick	5%			LIFE	**	5	\$2,500	
<i>Recent Replace Evident, Extent : N/A, Area Affected : 5%</i>								
<i>Location : Side Facade Upper Floors</i>								
Masonry: Granite	5%			LIFE	**	5	\$1,900	
Masonry: Limestone	5%	Now	\$33,700	LIFE	**	5	\$1,900	
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Windows								
Aluminum	100%			2053	**	5	\$7,000	
<i>Recent Replace Evident, Extent : N/A, Area Affected : 100%</i>								
<i>Location : All Facades</i>								
Parapets								
Masonry: Brick	65%			LIFE	**	5	\$2,300	
<i>Recent Replace Evident, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Parapet Walls</i>								
<i>Other Observation, Extent : Light, Area Affected : 90%</i>								
<i>Location : Interior Of Parapet Walls</i>								
<i>Explanation : Covered With Metal Panels</i>								
Metal Panel	20%			2057	**	5	\$2,700	
<i>Recent Installation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Bulkheads</i>								
Pre-Cast Concrete	15%			LIFE	**	5	\$3,300	
<i>Recent Replace Evident, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Parapet Coping Stones</i>								
Roof								
Modified Bitumen	95%			2039	**	10	\$10,700	
<i>Recent Installation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Roof Areas</i>								
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.
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
WASHINGTON HEIGHTS BRANCH LIBRARY
Asset # : 13376

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Carpet	20%			2032	\$75,000	3	\$10,500	
Cast in Place Concrete	20%			LIFE	**	5	\$11,500	
Ceramic Tile	5%			2044	**	5	\$1,300	
<i>Recent Installation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Toilet Rooms</i>								
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	\$13,100	LIFE	**	5	\$8,700	
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : 2nd Floor Staff Area</i>								
Ceilings								
AcousTileSusp.Lay-In	20%			2048	**	5	\$5,200	
Gypsum Board	10%			LIFE	**	5	\$3,300	
Plaster	70%	4+	\$13,500	LIFE	**	5	\$11,500	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Pantry Staff Lounge</i>								
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		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%			2041	**	5	\$500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Electrical Room</i>								
<i>Explanation : One 800 Ampere Main Disconnect Switch</i>								
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		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
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
				<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>				
				<i>Location : Staircases And Hallways</i>				
	Fluorescent	90%			2039	**	10	\$14,400
				<i>Other Observation, Extent : Light, Area Affected : 100%</i>				
				<i>Location : Throughout The Building</i>				
				<i>Explanation : T-8 Lamps</i>				
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
				<i>Other Observation, Extent : Light, Area Affected : 100%</i>				
				<i>Location : Inside And Outside The Building</i>				
				<i>Explanation : Surveillance Camera CCTV</i>				
	Generic	10%			2039	**	1	\$700
				<i>Other Observation, Extent : Light, Area Affected : 100%</i>				
				<i>Location : Exit Doors And Reading Area</i>				
				<i>Explanation : Intrusion Alarm And Motion Sensor</i>				
Fire/Smoke Detection								
	No Component	80%						
	Generic, Digital	20%			2039	**	1-3	\$2,200
				<i>Other Observation, Extent : Light, Area Affected : 100%</i>				
				<i>Location : Throughout The Building</i>				
				<i>Explanation : Strobes, Bell, Horn, Smoke Detector, Fire Alarm Panel And Pull Box Station</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.
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NEW YORK PUBLIC LIBRARY - 035
WASHINGTON HEIGHTS BRANCH LIBRARY
Asset # : 13376

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Natural Gas	100%			2041	**	1		
Conversion Equipment								
Hot Water Boiler	100%			2051	**	1	\$8,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Mechanical Room</i>								
<i>Explanation : 2 Units</i>								
Distribution								
Hot Wtr Piping/Pump	100%			2039	**	4	\$1,300	
Terminal Devices								
Air Handler	50%			2031	\$129,200	1	\$5,400	
Convactor/Radiator	45%			2036	**	1	\$2,500	
Convactor/Radiator	5%	0-2	\$200	2036	**	1	\$300	
<i>Corroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Basement, Corroded Radiator</i>								
Air Conditioning								
Energy Source								
Electricity	100%			2047	**	1		
Conversion Equipment								
Reciprocating Compr/Chiller	80%			2031	\$124,800	1	\$6,500	
<i>R-22 Refrigerant, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Mechanical Room</i>								
No Component	20%							
Terminal Devices								
Air Handler/Cool/Ht	80%			2031	\$131,900	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								
Gas Fired	100%			2029	\$11,200	2	\$300	
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.
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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
WASHINGTON HEIGHTS BRANCH LIBRARY
Asset # : 13376

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
Sump Pump(s) Non-Submersible	100%			2039	**	4	\$600	
<i>Recent Repair Evident, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Sewage Ejector(s) Electric	100%			2031	\$5,300	4	\$1,000	
Fixtures Generic	100%							
Vertical Transport								
Elevators Hydraulic	100%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1 Unit From Basement To 4th Floor, 1 Unit From 1st To 2nd Floor</i>								
<i>Explanation : 2 Units</i>								

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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 : 19-Oct-2021

NEW YORK PUBLIC LIBRARY - FY 2022

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 2023 - 2026	FY 2027 - 2032
Exterior Architecture	\$477,300	
Electrical		\$132,500
Mechanical	\$131,800	\$66,400
Total	\$609,100	\$198,900
Importance Code A	\$477,300	
Importance Code B	\$131,800	\$198,900
Total	\$609,100	\$198,900

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture	\$96,000			
Interior Architecture	\$150,900		\$700	
Electrical	\$21,700	\$200	\$300	\$400
Mechanical	\$5,600	\$1,400	\$1,900	\$1,400
Site Enclosure	\$2,100			
Site Pavements	\$3,100			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$283,400	\$5,600	\$6,800	\$5,700
Importance Code A	\$96,600	\$600	\$600	\$600
Importance Code B	\$125,300	\$5,000	\$5,500	\$5,100
Importance Code C	\$61,500		\$700	
Total	\$283,400	\$5,600	\$6,800	\$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
WEBSTER BRANCH LIBRARY
Asset # : 13377

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	Priority
Exterior								
Exterior Walls								
Masonry: Brick	65%	Now	\$174,900	LIFE	**	5	\$25,800	
<i>Diagonal Cracks, Extent : Severe, Area Affected : 10%</i>								
<i>Location : North And South Facades - Corners - Near Upper Parapet Walls</i>								
<i>Misaligned/Bulging, Extent : Severe, Area Affected : 10%</i>								
<i>Location : North And South Facades - Corners - Near Upper Parapet Walls</i>								
Masonry: Granite	5%	Now	\$26,900	LIFE	**	5	\$1,500	
<i>Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 15%</i>								
<i>Location : At Entry Stair Landing And Stair To Basement</i>								
Masonry: Limestone	25%			LIFE	**	5	\$14,900	
Metal Panel	5%	0-2	\$1,600	2042	**	5	\$3,700	
<i>Deformed/Dented, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Penthouse</i>								
Windows								
Wood	100%	0-2	\$246,600	2057	**	5	\$29,200	1
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 80%</i>								
<i>Location : 4th Floor Apartment</i>								
<i>Hardware Missing, Extent : Moderate, Area Affected : 80%</i>								
<i>Location : Throughout</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 75%</i>								
<i>Location : Lexan Panes Throughout</i>								
<i>Weather Strip Missing, Extent : Moderate, Area Affected : 80%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Protective Metal Grilles - Rear Facade</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Rear Basement Facade</i>								
<i>Explanation : Rusting Lintels</i>								
Parapets								
Cast Stone/Terra Cotta	5%			LIFE	**	5-10	\$2,500	
Masonry: Brick	75%	Now	\$34,100	LIFE	**	5	\$1,300	1
<i>Horizontal Cracks, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Interior Parapet Walls On Roof Above Penthouse</i>								
<i>Misaligned/Bulging, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Interior Parapet Walls On Roof Above Penthouse</i>								
Masonry: Limestone	10%			LIFE	**	5-10	\$2,100	
Slate	10%	Now	\$22,200	LIFE	**	5	\$200	
<i>Worn/Eroded, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Coping Stones On Parapet Walls</i>								
Roof								
Modified Bitumen	95%			2037	**	10	\$6,400	
Skylight, Metal/Glass	5%	Now	\$55,800	2062	**			
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Skylight Entire</i>								
Interior								

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NEW YORK PUBLIC LIBRARY - 035
WEBSTER BRANCH LIBRARY
Asset # : 13377

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	Priority
Interior								
Floors								
Cast in Place Concrete	15%	4+	\$12,000	LIFE	**	5	\$4,500	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Basement</i>								
Mosaic Tile	2%			2037	**	5	\$700	
Marble Panels	3%			LIFE	**	5	\$600	
Terrazzo	5%			LIFE	**	5	\$1,100	
Wood	75%	4+	\$38,200	2047	**	5	\$9,700	
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : 1st And 2nd Floor Reading Areas</i>								
Interior Walls								
Ceramic Tile	5%			2035	**	5	\$1,400	
Concrete Masonry Unit	5%			LIFE	**	5	\$1,200	
Glass: Single Pane	10%			LIFE	**	5	\$4,300	
Masonry: Brick	5%	4+	\$6,300	LIFE	**			
<i>Water Penetration, Extent : Light, Area Affected : 5%</i>								
<i>Location : Basement Walls</i>								
Plaster	15%	Now	\$39,100	LIFE	**	5	\$1,300	
<i>Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 80%</i>								
<i>Location : 4th Floor Mechanical Penthouse</i>								
Plaster	60%			LIFE	**	5-10	\$14,800	
Ceilings								
Masonry: Vault Struct	10%	Now	\$10,900	LIFE	**			
<i>Water Penetration, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Storage Area In Basement - Water Entering From Stair Landing</i>								
Plaster	10%	Now	\$19,600	LIFE	**	5	\$800	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Basement Ceiling - Boiler Room, 3rd Floor Skylight Leak Damage</i>								
Plaster	80%			LIFE	**	5-10	\$18,300	
Site Enclosure								
Fence/Gates								
Aluminum Picket	40%			2042	**			
Iron Picket	60%	4+	\$700	2052	**			
<i>Corrosion/Rusting, Extent : Light, Area Affected : 25%</i>								
<i>Location : Front Gate</i>								
Retaining Walls								
Cast in Place Concrete	50%	4+	\$100	2067	**			
<i>Broken/Missing Elements, Extent : Light, Area Affected : 2%</i>								
<i>Location : Metal Flashing - South Year Yard Retaining Wall</i>								
Masonry: Brick	50%	Now	\$1,400	2042	**			
<i>Spalling, Extent : Light, Area Affected : 15%</i>								
<i>Location : Rear Yard</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Under Main Entry Stair</i>								
Site Pavements								

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NEW YORK PUBLIC LIBRARY - 035
WEBSTER BRANCH LIBRARY
Asset # : 13377

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	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	\$3,100	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		Priority
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	\$1,700	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	\$36,200	5	\$100	
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room

Explanation : 1 Vertical Section

Raceway

Conduit	100%			2032	\$35,200	1		
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Panelboards

Fused Disc Sw	5%			2031	\$800	5		
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Molded Case Bkrs	95%			2031	\$15,900	5	\$300	
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Wiring

Thermoplastic	100%			2032	\$31,100	1		
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Motor Controllers

Locally Mounted	100%			2030	\$33,900	5	\$100	
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Ground

Grounding Devices

Generic	100%	0-2	\$10,700	LIFE	**	5	\$200	
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Water Main

Explanation : Corroded

Lighting

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NEW YORK PUBLIC LIBRARY - 035
WEBSTER BRANCH LIBRARY
Asset # : 13377

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	
Lighting								
Interior Lighting								
Fluorescent	93%			2027	\$123,200	10	\$10,100	
		<i>T-5 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Reading Areas</i>						
Fluorescent	5%			2027	\$6,600	10	\$500	
		<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Hallways And Toilets</i>						
Fluorescent	2%			2027	\$2,700	10	\$200	
		<i>T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
Egress Lighting								
Emergency, Battery	50%			2032	\$8,900	10	\$1,400	
Exit, Service	50%			2027	\$900	1		
Exterior Lighting								
HID	20%			2027	\$10,000	10		
No Component	80%							
Alarm								
Security System								
No Component	80%							
Generic	10%			2037	**	1	\$400	
		<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%			2037	**	1	\$400	
		<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	\$1,500	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : Strobe Lights, Alarm Bells, Manual Pull Stations, Smoke Detectors And Horns</i>						

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Natural Gas	100%			2042	**	1		
Conversion Equipment								
Hot Water Boiler	100%			2037	**	1	\$5,800	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement Boiler Room</i>						
		<i>Explanation : 1 Unit</i>						

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NEW YORK PUBLIC LIBRARY - 035
WEBSTER BRANCH LIBRARY
Asset # : 13377

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Distribution								
Hot Wtr Piping/Pump	100%	0-2	\$1,000	2031	\$19,300	4	\$600	
<i>Corroded, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Corroded Supply, Return Piping</i>								
<i>Insul. Deteriorating, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Supply, Return Piping</i>								
<i>Leak Evident, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Leaking Circulating Pump</i>								
Terminal Devices								
Convactor/Radiator	100%			2030	\$66,400	1	\$3,800	
Air Conditioning								
Energy Source								
Electricity	100%			2040	**	1		
Conversion Equipment								
Int Pkg Unit - Heating/Cooling	50%			2026	\$131,800	2	\$400	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 50%</i>								
<i>Location : 3 Units, 4th Floor</i>								
Ext Pkg Unit - Heating/Cooling	25%			2027	\$38,800	2	\$200	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 25%</i>								
<i>Location : 1 Unit, 2nd Floor Roof</i>								
Split Unit	10%			2032	\$26,500			
<i>R-22 Refrigerant, Extent : Light, Area Affected : 10%</i>								
<i>Location : 2 Units, 2nd Floor Roof</i>								
No Component	15%							
Terminal Devices								
Fan Coil - 2 Pipe	10%			2032	\$20,000	1	\$400	
No Component	90%							
Heat Rejection								
Air Cooled Condenser Unit	10%			2032	\$2,100	2	\$800	
No Component	90%							
Ventilation								
Distribution								
Ductwork/Diffusers	75%			LIFE	**	2-5	\$7,800	
No Component	25%							
Exhaust Fans								
Interior	75%			2032	\$33,100	2	\$300	
Roof	10%			2032	\$2,100	2		
No Component	15%							
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2042	**	1		
Water Heater								
Gas Fired	100%			2030	\$7,600	2	\$200	

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NEW YORK PUBLIC LIBRARY - 035
WEBSTER BRANCH LIBRARY
Asset # : 13377

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Plumbing								
	Sanitary Piping							
	Cast Iron	100%			LIFE	**	1	
	Storm Drain Piping							
	Cast Iron	100%			LIFE	**	1	
	Sump Pump(s)							
	Submersible	100%			2023	\$400	4	\$400
	Fixtures							
	Generic	100%						
Vertical Transport								
	Elevators							
	Hydraulic	100%			LIFE	**		
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Basement To 3rd Floor</i>					
			<i>Explanation : 1 Unit</i>					
Fire Suppression								
	Sprinkler							
	No Component	70%						
	Generic	30%			2058	**	1-2	\$1,000

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Print Date : 19-Oct-2021

NEW YORK PUBLIC LIBRARY - FY 2022

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 2023 - 2026	FY 2027 - 2032
Exterior Architecture	\$221,100	
Electrical	\$135,700	
Mechanical		\$578,100
Total	\$356,800	\$578,100
Importance Code A	\$221,100	
Importance Code B	\$135,700	\$578,100
Total	\$356,800	\$578,100

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture	\$25,900			
Interior Architecture	\$37,400	\$8,400	\$1,100	
Electrical	\$4,500	\$1,900	\$1,500	\$19,500
Mechanical	\$6,400	\$3,500	\$7,300	\$11,000
Site Pavements	\$3,800			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$81,900	\$17,700	\$13,900	\$34,400
Importance Code A	\$26,700	\$900	\$900	\$900
Importance Code B	\$49,700	\$16,800	\$13,000	\$33,500
Importance Code C	\$5,500			
Total	\$81,900	\$17,700	\$13,900	\$34,400



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NEW YORK PUBLIC LIBRARY - 035
WEST FARMS BRANCH LIBRARY
Asset # : 13378

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	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	\$25,300	LIFE	**	5	\$22,200	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Front Elevation</i>								
Windows								
Aluminum	100%			2047	**	5	\$6,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : All Facades</i>								
<i>Explanation : Protective Metal Grilles</i>								
Parapets								
Masonry: Brick	80%			LIFE	**	5	\$2,700	
Pre-Cast Concrete	20%	4+	\$500	LIFE	**	5	\$4,300	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Parapet Coping Stone</i>								
Roof								
Built-Up (BUR)	100%	Now	\$221,100	2041	**			
<i>Alligatoring, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Patching Evident, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Main Roof</i>								
<i>Ridging, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Split/Cracked, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Various Locations</i>								
Interior								
Floors								
Carpet	65%			2030	\$240,400	3	\$25,200	
Cast in Place Concrete	10%			LIFE	**	5	\$5,700	
Ceramic Tile	5%			2040	**	5	\$1,300	
Terrazzo	5%	4+	\$13,500	LIFE	**	5	\$1,000	
<i>Worn/Eroded, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Maintenance Corridor And 1st Floor</i>								
Vinyl Tile	15%			2031	\$37,000	3	\$1,500	
Interior Walls								
Ceramic Tile	3%	4+	\$100	2040	**	5	\$100	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : 2nd Floor Toilet</i>								
Gypsum Board	80%			LIFE	**	5	\$1,900	
Marble Panels	2%			LIFE	**			
Plaster	15%	Now	\$1,600	LIFE	**	5	\$200	
<i>Water Penetration, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Basement Walls Along Lot Line (North Facade) And Boiler Room</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Various Locations In Basement</i>								

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NEW YORK PUBLIC LIBRARY - 035
WEST FARMS BRANCH LIBRARY
Asset # : 13378

Architecture		Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost		
Interior									
Ceilings									
AcousTile,Adhered	30%	Now	\$3,600	2036	**	5	\$3,400		
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 15%</i>									
<i>Location : 2nd Floor</i>									
AcousTileSusp.Lay-In	45%	0-2	\$18,600	2036	**	5	\$5,100		
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 25%</i>									
<i>Location : 1st Floor And Basement, 2nd Floor</i>									
Gypsum Board	25%			LIFE	**	5	\$7,100		
Site Enclosure									
Fence/Gates									
Chain Link	100%			2051	**				
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%	4+	\$3,800	2044	**				
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>									
<i>Location : Rear Yard</i>									
Activity Yard									
Rubber Matting	100%			2031					
Electrical									
System Component Type		% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Service Equipment									
Fused Disc Sw	100%			2041	**	5	\$100		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : Electrical Room</i>									
<i>Explanation : Main Service Disconnect Switch Rated At 600 Amperes.</i>									
Switchgear / Switchboard									
Fused Disc Sw	100%			2041	**	5	\$100		
Raceway									
Conduit	50%			2041	**	1			
Conduit	50%			2031	\$17,600	1			
Panelboards									
Molded Case Bkrs	70%			2039	**	5	\$300		
Molded Case Bkrs	30%			2030	\$5,000	5	\$100		
Wiring									
Braided Cloth	10%	2-4	\$3,100	2056	**	1			
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>									
<i>Location : Basement</i>									
Thermoplastic	90%			2041	**	1			

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WEST FARMS BRANCH LIBRARY
Asset # : 13378

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								
Motor Controllers								
Locally Mounted	100%			2036	**	5	\$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$300	
Lighting								
Interior Lighting								
Fluorescent	70%			2026	\$135,700	10	\$11,100	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Reading Areas, Offices</i>						
		<i>Explanation : T-12 Lamps</i>						
Fluorescent	10%			2036	**	10	\$1,600	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Reading Areas</i>						
		<i>Explanation : Compact Fluorescent Lights</i>						
Fluorescent	20%			2036	**	10	\$3,200	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement, Community Room</i>						
		<i>Explanation : T-8 Lamps</i>						
Egress Lighting								
Emergency, Battery	50%			2036	**	10	\$2,100	
Exit, Service	50%			2036	**	1		
Exterior Lighting								
HID	20%			2031	\$14,600	10		
No Component	80%							
Alarm								
Security System								
No Component	30%							
Generic	70%			2036	**	1	\$4,500	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Reading Areas, Hallways, Outside Perimeter</i>						
		<i>Explanation : CCTV Surveillance Cameras</i>						
Fire/Smoke Detection								
Generic, Analog	100%			2036	**	1-3	\$10,600	
		<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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
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.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a 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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Conversion Equipment Hot Water Boiler	100%			2036	**	1	\$8,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : 1 Unit</i>								
<hr/>								
Distribution Hot Wtr Piping/Pump	10%	Now	\$100	2039	**	4	\$100	
<i>Corroded, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Boiler Room</i>								
<i>Not in Service, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Temperature Control System</i>								
Hot Wtr Piping/Pump	90%			2039	**	4	\$1,100	
<hr/>								
Terminal Devices Air Handler	60%			2031	\$153,000	1	\$6,400	
Convactor/Radiator	40%			2036	**	1	\$2,200	
<hr/>								
Air Conditioning								
Energy Source Electricity	100%			2039	**	1		
<hr/>								
Conversion Equipment Reciprocating Compr/Chiller	80%			2031	\$123,100	1	\$6,400	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : 5 Units. Backyard</i>								
Split Unit	20%			2036	**			
<hr/>								
Terminal Devices Air Handler/Cool/Ht	100%			2031	\$203,400	1	\$10,700	
<hr/>								
Heat Rejection Dry Cooler	100%			2031	\$98,600	2	\$12,000	
<hr/>								
Ventilation								
Distribution Ductwork/Diffusers	100%			LIFE	**	2-5	\$9,600	
<hr/>								
Exhaust Fans Interior	75%			2031	\$48,400	2	\$400	
Roof	25%			2026	\$7,500	2	\$100	
<hr/>								
Plumbing								
H/C Water Piping Brass/Copper	100%			2041	**	1		
<hr/>								
Water Heater Electric	100%			2029	\$16,000	4	\$100	
<hr/>								
Sanitary Piping Cast Iron	100%			LIFE	**	1		
<hr/>								
Storm Drain Piping Cast Iron	100%			LIFE	**	1		
<hr/>								
Fixtures Generic	100%							
<hr/>								
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 : 19-Oct-2021

NEW YORK PUBLIC LIBRARY - FY 2022

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 2023 - 2026	FY 2027 - 2032
Electrical	\$57,900	\$52,200
Mechanical		\$83,600
Total	\$57,900	\$135,900
Importance Code B	\$57,900	\$135,900
Total	\$57,900	\$135,900

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture	\$31,500			\$2,100
Interior Architecture	\$1,300	\$2,200	\$500	\$1,100
Electrical	\$5,800	\$400	\$400	\$22,900
Mechanical	\$85,000	\$800	\$2,200	\$12,300
Site Enclosure	\$1,600			
Site Pavements	\$4,200			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$133,300	\$7,300	\$7,100	\$42,300
Importance Code A	\$31,800	\$300	\$300	\$2,400
Importance Code B	\$94,500	\$7,000	\$6,700	\$39,900
Importance Code C	\$7,100			
Total	\$133,300	\$7,300	\$7,100	\$42,300



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 NEW BRIGHTON BRANCH LIBRARY
Asset # : 13379

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	95%	4+	\$15,300	LIFE	**	5	\$22,600	
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Masonry: Limestone	5%	Now	\$16,200	LIFE	**	5	\$900	
<i>Worn/Eroded, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Column And Surround At Main Entry</i>								
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	\$57,500	3	\$6,000	
Cast in Place Concrete	5%			LIFE	**	5	\$1,000	
Ceramic Tile	5%			2034	**	5	\$400	
Vinyl Tile	45%			2031	\$38,300	3	\$1,500	
Interior Walls								
Plaster	70%	Now	\$1,300	LIFE	**	5	\$2,200	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 1%</i>								
<i>Location : Basement</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 1%</i>								
<i>Location : Basement</i>								
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	\$1,600	2041	**			
<i>Broken/Missing Elements, Extent : Light, Area Affected : 5%</i>								
<i>Location : Adjacent To Driveway</i>								
Retaining Walls								
Cast in Place Concrete	100%			2051	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2036	**			

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** 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		Priority
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+	\$900	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	\$3,300	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		Priority
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	\$1,700	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	\$31,600	1		
Conduit	10%			2041	**	1		

Panelboards

Molded Case Bkrs	50%			2030	\$8,400	5	\$100	
Molded Case Bkrs	50%			2047	**	5	\$100	

Wiring

Braided Cloth	10%	2-4	\$3,100	2056	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								

Thermoplastic	10%			2041	**	1		
Thermoplastic	80%			2031	\$24,900	1		

Ground

Grounding Devices

Generic	100%			LIFE	**	5	\$100	
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Lighting

Interior Lighting

Fluorescent	70%			2031	\$52,200	10	\$4,300	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								

Incandescent	30%			2026	\$22,400	2		
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** 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

Electrical	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 \$900 2031 \$1,800 1

*Damaged Fixtures, Extent : Moderate, Area Affected : 100%**Location : Throughout*

Exit, Service

50% Now \$500 2031 \$500 1

*Damaged Fixtures, Extent : Moderate, Area Affected : 100%**Location : Throughout*

Exterior Lighting

HID

10% 2031 \$2,800 10

*Other Observation, Extent : Light, Area Affected : 100%**Location : Front Walkway**Explanation : Pole Mounted Lights*

HID

10% Now \$800 2031 \$2,800

*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 \$6,800 1 \$700

Fire/Smoke Detection

No Component

25%

Generic, Digital

75% 2026 \$57,900 1-3 \$3,200

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

Heating

Energy Source

Natural Gas

100% 2051 * * 1

Conversion Equipment

Hot Water Boiler

100% 2036 * * 1 \$3,300

Distribution

Hot Wtr Piping/Pump

100% 2047 * * 4 \$500

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 \$83,600 1 \$1,700

Air Conditioning

Energy Source

Electricity

100% 2047 * * 1

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** 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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Conversion Equipment								
Reciprocating Compr/Chiller	50%	Now	\$29,600	2041	**	1	\$1,400	
<i>Abandoned in Place, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Basement Mechanical Room</i>								
Window/Wall Unit	50%			2026	\$7,300	1		
Distribution								
CW & CHW Wtr Pipe/Pump	100%	Now	\$4,300	2041	**	4	\$300	
<i>Not in Service, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Chiller And Pumps Abandoned In Place</i>								
Heat Rejection								
Dry Cooler	100%	Now	\$38,000	2041	**	2	\$3,700	
<i>Abandoned in Place, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Backyard</i>								
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$3,700	
Exhaust Fans								
Interior	100%	Now	\$12,400	2031	\$24,800	2	\$200	
<i>Broken, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Basement Bathroom</i>								
Plumbing								
H/C Water Piping								
Brass/Copper	50%			2051	**	1		
Galvanized Steel	50%			2036	**	1		
Water Heater								
Gas Fired	100%			2026	\$4,300	2	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 30 Gallons</i>								
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement To 2nd Floor</i>								
<i>Explanation : 1 Unit</i>								

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

Print Date : 19-Oct-2021

NEW YORK PUBLIC LIBRARY - FY 2022

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 2023 - 2026	FY 2027 - 2032
Exterior Architecture	\$203,000	\$175,400
Interior Architecture		\$144,100
Electrical	\$139,000	\$7,300
Total	\$341,900	\$326,800
Importance Code A	\$203,000	\$175,400
Importance Code B	\$139,000	\$151,500
Total	\$341,900	\$326,800

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture	\$95,500			
Interior Architecture	\$8,900	\$200	\$1,900	\$700
Electrical	\$21,900	\$300	\$200	\$22,900
Mechanical	\$3,400	\$1,500	\$4,100	\$1,500
Site Enclosure	\$500			
Site Pavements	\$1,100			
Total	\$131,400	\$1,900	\$6,200	\$25,100
Importance Code A	\$96,200	\$600	\$600	\$800
Importance Code B	\$34,700	\$1,100	\$5,600	\$24,300
Importance Code C	\$500	\$200		
Total	\$131,400	\$1,900	\$6,200	\$25,100



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
WESTCHESTER SQUARE BRANCH LIBRARY
Asset # : 13380

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	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	3%			LIFE	**	5	\$3,200	
Masonry: Brick	87%	2-4	\$62,300	LIFE	**	5	\$18,400	
<i>Sidewalk Shed in Use, Extent : Light, Area Affected : 25%</i>								
<i>Location : Front Facade</i>								
<i>Spalling, Extent : Light, Area Affected : 15%</i>								
<i>Location : Various Locations, All Facades</i>								
<i>Vertical Cracks, Extent : Light, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
Masonry: Limestone	5%	Now	\$6,500	LIFE	**	5	\$800	
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : At Window Openings</i>								
Granite Panels	5%	Now	\$12,600	LIFE	**	5	\$800	
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : At Main Entrance</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Various Locations Throughout</i>								
Windows								
Aluminum	100%	Now	\$140,700	2056	**	5	\$1,500	
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 45%</i>								
<i>Location : Throughout</i>								
<i>Loose/Miss Fasteners, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 45%</i>								
<i>Location : Throughout</i>								
Parapets								
Masonry: Brick	95%	Now	\$39,500	LIFE	**	5	\$3,100	1
<i>Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Vertical Cracks, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Various Locations</i>								
Masonry: Limestone	5%	Now	\$1,900	LIFE	**	5	\$200	
<i>Caulking Deteriorated, Extent : Light, Area Affected : 15%</i>								
<i>Location : Coping Stones</i>								
<i>Vegetation Growth, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Coping Stones</i>								

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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
WESTCHESTER SQUARE BRANCH LIBRARY

Asset # : 13380

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	Priority
Exterior								
Roof								
Built-Up (BUR)	100%	Now	\$35,100	2031	\$175,400			
<i>Alligatoring, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : At Roof Penetrations</i>								
<i>Blisters, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Ponding, Extent : Light, Area Affected : 10%</i>								
<i>Location : Center Of Roof</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Center Of Roof, 2nd Floor</i>								
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	\$144,100	3	\$5,700	
Interior Walls								
Ceramic Tile	2%			2034	**	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	\$7,500	2044	**	5	\$5,200	
<i>Misaligned/Bulging, Extent : Light, Area Affected : 20%</i>								
<i>Location : Various Locations Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : 2nd Floor At Roof Penetrations</i>								
Metal Panel	45%			LIFE	**	5	\$10,400	
Plaster	10%	Now	\$1,400	LIFE	**	5	\$1,200	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Bulkhead</i>								
<i>Paint Peeling, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Basement, Stairwells</i>								
Site Enclosure								
Fence/Gates								
Chain Link	30%	Now	\$500	2041	**			
<i>Impact Damage, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Basement Steps At Front Of Building</i>								
Iron Picket	70%			2066	**			
Retaining Walls								
Cast in Place Concrete	80%			2066	**			
Masonry: Brick	20%			2051	**			
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
WESTCHESTER SQUARE BRANCH LIBRARY

Asset # : 13380

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

Public Sidewalk

Cast in Place Concrete	100%	4+	\$1,100	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		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%			2031	\$1,700	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	\$36,200	5	\$300	
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Raceway

Conduit	100%			2031	\$35,200	1		
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Panelboards

Fused Disc Sw	10%			2030	\$1,700	5		
Molded Case Bkrs	40%			2030	\$6,700	5	\$100	
Molded Case Bkrs	50%			2039	**	5	\$200	

Wiring

Braided Cloth	70%	2-4	\$21,800	2056	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								

Thermoplastic	30%			2031	\$9,300	1		
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Motor Controllers

Locally Mounted	50%			2029	\$16,900	5		
Locally Mounted	50%			2048	**	5		

Ground

Grounding Devices

Generic	100%			LIFE	**	5	\$200	
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Lighting

Interior Lighting

Fluorescent	95%			2026	\$139,000	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	\$7,300	10	\$600	
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Other Observation, Extent : Light, 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.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a 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

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	

Lighting

Egress Lighting								
Emergency, Battery	50%			2031	\$9,900	10	\$1,600	
Exit, Service	50%			2031	\$1,000	1		
Exterior Lighting								
HID	20%			2026	\$11,000	10		
No Component	80%							

Alarm

Security System								
No Component	70%							
Generic	30%			2031	\$13,300	1	\$1,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : Intrusion Alarm Only. Motion Sensors</i>								

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

Heating

Energy Source								
Natural Gas	100%			2051	**	1		
Conversion Equipment								
Hot Water Boiler	100%			2036	**	1	\$6,400	
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 1 Unit. Hot Water For Heat Is Supplied By Adjacent Health Center.</i>								
Distribution								
Hot Wtr Piping/Pump	100%			2047	**	4	\$1,000	
Terminal Devices								
Air Handler	50%			2036	**	1	\$4,000	
Convactor/Radiator	50%			2044	**	1	\$2,100	

Air Conditioning

Energy Source								
Electricity	100%			2047	**	1		
Conversion Equipment								
Exterior Pkg Unit - Cooling	100%			2036	**	2	\$800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : 1 Unit, Refrigerant 410a.</i>								

Heat Rejection								
Air Cooled Condenser Unit	100%			2031	\$27,600	2	\$9,100	

Ventilation

Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$7,300	

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
WESTCHESTER SQUARE BRANCH LIBRARY**

Asset # : 13380

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Ventilation								
Exhaust Fans								
Roof	100%			2036	**	2	\$400	
Plumbing								
H/C Water Piping								
Galvanized Steel	100%			2044	**	1		
Water Heater								
Gas Fired	100%			2029	\$8,300	2	\$200	
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 : 19-Oct-2021

NEW YORK PUBLIC LIBRARY - FY 2022

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 2023 - 2026	FY 2027 - 2032
Mechanical		\$480,400
Total		\$480,400
Importance Code B		\$480,400
Total		\$480,400

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture	\$12,200			
Interior Architecture	\$4,500	\$3,100		\$9,600
Electrical	\$600	\$500	\$500	\$900
Mechanical	\$3,300	\$4,600	\$3,800	\$7,400
Total	\$20,500	\$8,200	\$4,300	\$18,000
Importance Code A	\$13,000	\$800	\$800	\$900
Importance Code B	\$7,500	\$6,100	\$3,500	\$17,100
Importance Code C		\$1,200		
Total	\$20,500	\$8,200	\$4,300	\$18,000



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
WOODSTOCK BRANCH LIBRARY
Asset # : 13381

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	Priority
Exterior								
Exterior Walls								
Masonry: Brick	65%			LIFE	**	5	\$36,000	
<i>Recent Repair Evident, Extent : N/A, Area Affected : 100%</i>								
<i>Location : All Facades</i>								
Masonry: Granite	5%			LIFE	**	5	\$2,100	
Masonry: Limestone	30%			LIFE	**	5	\$12,500	
<i>Recent Repair Evident, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Front Facade</i>								
Windows								
Aluminum	45%			2047	**	5	\$1,800	
Steel	5%	Now	\$2,300	2039	**	5	\$1,200	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Stairs</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Stairs</i>								
<i>Thermally Inefficient, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Stairs</i>								
Wood	50%			2053	**	5	\$19,700	
<i>Recent Installation, Extent : N/A, Area Affected : 50%</i>								
<i>Location : Front Facade</i>								
Parapets								
Masonry: Brick	75%			LIFE	**	5	\$1,900	
<i>Recent Replace Evident, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Parapet Walls</i>								
Masonry: Limestone	20%			LIFE	**	5	\$600	
<i>Recent Repair Evident, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Copings</i>								
Masonry: Sandstone	5%			LIFE	**	5	\$200	
Roof								
Modified Bitumen	100%			2039	**	10	\$13,900	
<i>Recent Installation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Roof</i>								
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$5,400	
Ceramic Tile	4%			2044	**	5	\$1,000	
<i>Recent Installation, Extent : N/A, Area Affected : 4%</i>								
<i>Location : 1st And 2nd Floor Toilets</i>								
Mosaic Tile	1%			2036	**	5	\$600	
<i>Other Observation, Extent : Light, Area Affected : 1%</i>								
<i>Location : Basement Toilet Room</i>								
<i>Explanation : Old Tile Not Removed During Renovation</i>								
Vinyl Tile	45%			2039	**	3	\$4,200	
Wood	40%			2066	**	5	\$18,700	
<i>Recent Installation, Extent : N/A, Area Affected : 40%</i>								
<i>Location : 1st, 2nd And 3rd Floors</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
WOODSTOCK BRANCH LIBRARY
Asset # : 13381**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Interior Walls								
Ceramic Tile	4%			2044	**	5	\$2,000	
<i>Recent Replace Evident, Extent : N/A, Area Affected : 4%</i>								
<i>Location : 2nd And 3rd Floor Toilets</i>								
Ceramic Tile	1%			2034	**	5	\$500	
<i>Other Observation, Extent : Light, Area Affected : 1%</i>								
<i>Location : Basement Toilet</i>								
<i>Explanation : Not Removed During Renovation</i>								
Concrete Masonry Unit	5%			LIFE	**	5	\$1,000	
Gypsum Board	70%			LIFE	**	5	\$20,500	
<i>Recent Installation, Extent : N/A, Area Affected : 70%</i>								
<i>Location : Throughout</i>								
Plaster	20%			LIFE	**	5	\$2,900	
Ceilings								
Exposed Struc: Concrete	10%	Now	\$4,500	LIFE	**	5	\$400	
<i>Paint Peeling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Basement</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement</i>								
Gypsum Board	70%			LIFE	**	5	\$21,800	
<i>Recent Installation, Extent : N/A, Area Affected : 70%</i>								
<i>Location : Throughout</i>								
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)	Estimated Cost	

Under 600 Volts

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

NEW YORK PUBLIC LIBRARY - 035
WOODSTOCK BRANCH LIBRARY
Asset # : 13381

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								
Air Circuit Breaker	100%			2061	**	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								
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	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
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	\$3,200	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
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
WOODSTOCK BRANCH LIBRARY
Asset # : 13381

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Conversion Equipment								
Furnace	30%			2031	\$12,300	1	\$2,500	
Hot Water Boiler	70%			2044	**	1	\$5,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 1 Unit</i>								
<hr/>								
Distribution								
Hot Wtr Piping/Pump	100%			2039	**	4	\$1,200	
<hr/>								
Terminal Devices								
Convactor/Radiator	80%			2036	**	1	\$4,300	
No Component	20%							
<hr/>								
Air Conditioning								
Energy Source								
Electricity	100%			2047	**	1		
<hr/>								
Conversion Equipment								
Exterior Pkg Unit - Cooling Split Unit	70%			2031	\$98,400	2	\$700	
	30%			2031	\$111,200			
<hr/>								
Terminal Devices								
Air Handler/Cool/Ht	100%			2031	\$194,700	1	\$10,200	
<hr/>								
Heat Rejection								
Dry Cooler	100%			2036	**	2	\$11,500	
<hr/>								
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$9,200	
<hr/>								
Exhaust Fans								
Roof	100%			2031	\$28,800	2	\$500	
<hr/>								
Plumbing								
H/C Water Piping								
Galvanized Steel	100%			2029	\$76,200	1		
<hr/>								
Water Heater								
Gas Fired	100%			2029	\$10,600	2	\$200	
<hr/>								
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
<hr/>								
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
<hr/>								
Sump Pump(s)								
Non-Submersible	100%			2026	\$2,600	4	\$400	
<hr/>								
Sewage Ejector(s)								
Electric	100%			2031	\$5,000	4	\$1,000	
<hr/>								
Backflow Preventer								
No Component	90%							
Generic	10%			2036	**	1	\$100	
<i>Other Observation, Extent : Light, Area Affected : 10%</i>								
<i>Location : Basement</i>								
<i>Explanation : Boiler Only</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
WOODSTOCK BRANCH LIBRARY
Asset # : 13381

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

*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 : 19-Oct-2021

NEW YORK PUBLIC LIBRARY - FY 2022

Asset Name : YORKVILLE BRANCH LIBRARY
Address : 222 EAST 79TH ST. @THIRD AVE.
Borough : MANHATTAN **Agency's Number** : Y01
Program / Asset # : NPLOY01.000 / 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 x
Block : 1433 **Lot** : 37 **BIN** : 1044180

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Exterior Architecture	\$486,800	
Interior Architecture	\$275,300	\$30,400
Electrical		\$143,400
Mechanical	\$63,300	\$228,400
Total	\$825,300	\$402,200
Importance Code A	\$486,800	
Importance Code B	\$259,300	\$402,200
Importance Code C	\$79,200	
Total	\$825,300	\$402,200

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture	\$12,900		\$9,500	
Interior Architecture	\$85,100		\$3,900	\$900
Electrical	\$36,400	\$200	\$300	\$400
Mechanical	\$5,600	\$2,300	\$3,800	\$49,500
Site Enclosure	\$5,500			
Site Pavements	\$3,600			
Total	\$149,100	\$2,500	\$17,600	\$50,800
Importance Code A	\$13,500	\$600	\$10,200	\$600
Importance Code B	\$112,000	\$1,900	\$7,400	\$50,100
Importance Code C	\$23,500			
Total	\$149,100	\$2,500	\$17,600	\$50,800



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
YORKVILLE BRANCH LIBRARY
Asset # : 13382

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	68%	Now	\$196,600	LIFE	**	5	\$26,800	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : West And South Facades</i>								
<i>Spalling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : 3rd And 4th Stories</i>								
<i>Vegetation Growth, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Rear Yard Facade</i>								
Masonry: Limestone	25%	Now	\$145,300	LIFE	**	5	\$7,400	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Street Facade Basement Level</i>								
Slate Panels	2%			LIFE	**	5	\$1,200	
Stucco Cement	5%			2037	**	5	\$4,900	
Windows								
Metal Louvers	3%			2035	**	10	\$900	
Steel	20%	0-2	\$59,400	2057	**	5	\$5,900	
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : East And West Lot Line Facades</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : East And West Lot Line Facades</i>								
Wood	40%	0-2	\$85,500	2057	**	5	\$9,400	
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout 3rd And 4th Floors</i>								
<i>Split/Cracked, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout 3rd And 4th Floors</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout 3rd And 4th Floors</i>								
Wood	37%			2040	**	5	\$17,300	
Parapets								
Masonry: Brick	85%	0-2	\$9,900	LIFE	**	5	\$1,400	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Lower Roof At 2nd Floor</i>								
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Lower Roof At 2nd Floor</i>								
<i>Spalling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Lower Roof</i>								
Masonry: Limestone	10%			LIFE	**	5-10	\$2,000	
Pre-Cast Concrete	5%			LIFE	**	5	\$1,100	
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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Carpet	40%			2031	\$121,600	3	\$11,800	
Cast in Place Concrete	5%	0-2	\$600	LIFE	**	5	\$2,100	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Ceramic Tile	5%	4+	\$2,300	2035	**	5	\$500	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : 1st Floor, Basement Toilet Room, Custodian Apartment</i>								
Vinyl Tile	15%			2032	\$30,400	3	\$1,500	
Vinyl Tile	10%	Now	\$20,300	2042	**	3	\$700	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 50%</i>								
<i>Location : 3rd Floor</i>								
<i>Loose Units, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Third Floor</i>								
Vinyl Tile 9" X 9"	10%	Now	\$26,200	2042	**	3	\$700	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 70%</i>								
<i>Location : Basement</i>								
Wood	15%	Now	\$117,900	2072	**	5	\$2,800	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Custodian Apartment Top Floor</i>								
<i>Dry Rot/Decay, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Custodian Apartment Top Floor</i>								
Interior Walls								
Ceramic Tile	5%	4+	\$1,200	2035	**	5	\$900	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 2%</i>								
<i>Location : Custodian Apartment Top Floor</i>								
Glass: Single Pane	3%			LIFE	**	5	\$1,700	
Gypsum Board	20%			LIFE	**	5-10	\$12,600	
Plaster	50%			LIFE	**	5-10	\$15,700	
Plaster	22%	Now	\$79,200	LIFE	**	5	\$2,400	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 60%</i>								
<i>Location : 3rd And 4th Floors</i>								
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 60%</i>								
<i>Location : 3rd And 4th Floors</i>								
<i>Loose/Delam Surface, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Custodian Apartment Top Floor</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 25%</i>								
<i>Location : 3rd and 4th Floors</i>								

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NEW YORK PUBLIC LIBRARY - 035
YORKVILLE BRANCH LIBRARY
Asset # : 13382

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	Priority
Interior								
Ceilings								
AcousTileConcealSpLn	10%	4+	\$1,000	2037	**	5	\$1,200	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : 1st Floor Offices, Basement</i>								
Exposed Struc: Concrete	5%			LIFE	**	5-10	\$1,200	
Plaster	60%			LIFE	**	5-10	\$20,200	
Plaster	25%	Now	\$78,200	LIFE	**	5	\$3,100	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : 3rd And 4th Floors</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : 3rd And 4th Floors</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : 3rd And 4th Floors</i>								
Site Enclosure								
Fence/Gates								
Iron Picket	100%	Now	\$1,100	2052	**			
<i>Corrosion/Rusting, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Base Of Fence At Front Areaway Stairs Leading To Basement</i>								
<i>Impact Damage, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : At Front Areaway</i>								
Free Standing Walls								
Masonry: Brick	100%			2042	**			
Retaining Walls								
Masonry: Brick	100%	Now	\$4,300	2042	**			
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Front Areaway</i>								
<i>Spalling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Front Areaway</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Vaulted Archway Supporting Main Entry Landing</i>								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	0-2	\$1,600	2045	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Sidewalk Flags At Main Entrance</i>								
On-Site Walkways								
Masonry: Granite	100%	Now	\$2,000	LIFE	**			
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Main Entry Landing</i>								
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	Priority

Under 600 Volts

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YORKVILLE BRANCH LIBRARY
Asset # : 13382

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%			2032	\$1,800	5	\$100
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : No Available Nameplate Rating Capacity</i>								
Switchgear / Switchboard								
	Molded Case Bkrs	100%			2032	\$39,200	5	\$300
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 1 Vertical Section</i>								
Raceway								
	Conduit	100%			2032	\$38,000	1	
Panelboards								
	Fused Disc Sw	5%			2031	\$900	5	
	Molded Case Bkrs	95%			2031	\$17,200	5	\$300
Wiring								
	Braided Cloth	70%	2-4	\$23,600	2057	**	1	
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
	Thermoplastic	30%			2032	\$10,100	1	
Motor Controllers								
	Locally Mounted	100%			2045	**	5	\$100
Ground								
Grounding Devices								
	Generic	100%			LIFE	**	5	\$400
Lighting								
Interior Lighting								
	Fluorescent	75%			2027	\$119,500	10	\$9,000
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1st, 2nd Floors Reading Area</i>								
<i>Explanation : T-5 Lamps</i>								
	Fluorescent	5%			2027	\$8,000	10	\$600
<i>T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
	Fluorescent	5%			2037	**	10	\$600
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
	Fluorescent	10%			2027	\$15,900	10	\$1,200
<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
	Incandescent	5%			2027	\$8,000	2	
Egress Lighting								
	Emergency, Battery	50%			2027	\$10,700	10	\$1,600
	Exit, Service	50%			2027	\$1,100	1	

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YORKVILLE BRANCH LIBRARY
Asset # : 13382

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	Priority
Lighting								
Exterior Lighting								
LED	20%			2037	**			
No Component	80%							
Alarm								
Security System								
No Component	80%							
Generic	10%			2027	\$4,800	1	\$500	
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Hallways</i>					
			<i>Explanation : Intrusion Alarm Only. Motion Sensors</i>					
Generic	10%			2040	**	1	\$500	
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Throughout The Building</i>					
			<i>Explanation : Surveillance Cameras Security System</i>					
Fire/Smoke Detection								
No Component	80%							
Generic, Digital	20%			2040	**	1-3	\$1,600	
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Throughout The Building</i>					
			<i>Explanation : Strobe Lights, Alarm Bells, Manual Pull Stations, Smoke Detectors And Horns</i>					

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	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	\$1,000	
Terminal Devices								
Air Handler	30%			2027	\$62,900	1	\$2,400	
Convactor/Radiator	70%			2037	**	1	\$3,000	
Air Conditioning								
Energy Source								
Electricity	100%			2040	**	1		

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Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Air Conditioning								
Conversion Equipment								
Int Pkg Unit - Heating/Cooling	15%			2026	\$47,600	2	\$100	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 15%</i>								
<i>Location : 1 Unit, Basement</i>								
Reciprocating Compr/Chiller	50%	0-2	\$63,300	2042	**	1	\$2,700	
<i>Not Energy Efficient, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : 1st And 2nd Floor</i>								
<i>Obsolete Equipment, Extent : Severe, Area Affected : 50%</i>								
<i>Location : 3rd Floor</i>								
<i>R-22 Refrigerant, Extent : Light, Area Affected : 50%</i>								
<i>Location : 2 Units, 3rd Floor</i>								
No Component	35%							
Terminal Devices								
Air Handler/Cool/Ht	50%			2027	\$54,300	1	\$4,100	
No Component	50%							
Heat Rejection								
Air Cooled Condenser Unit	65%			2027	\$12,700	2	\$5,900	
No Component	35%							
Ventilation								
Distribution								
Ductwork/Diffusers	65%			LIFE	**	2-5	\$7,500	
No Component	35%							
Exhaust Fans								
Interior	15%			2027	\$8,000	2	\$100	
Roof	50%			2027	\$12,400	2	\$200	
No Component	35%							
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2032	\$111,100	1		
Water Heater								
Gas Fired	100%			2030	\$9,100	2	\$200	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Fixtures								
Generic	100%							

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