

Print Date : 12-Aug-2025

**NEW YORK PUBLIC LIBRARY - FY 2026**

**Asset Name** : 115TH STREET BRANCH LIBRARY  
**Address** : 203 WEST 115TH ST. NEAR ADAM CLAYTON POWELL JR BLVD  
**Borough** : MANHATTAN **Agency's Number** : 001  
**Program / Asset #** : NPL0001.000 / 13353 **Yr Built/Renovated** : 1908 / 2006  
**Area Sq Ft** : 13,800 **Project Type** : NEW YORK PUBLIC LIBRARY  
**Date of Survey** : 08-Jan-2025 **Landmark Status** : EXTERIOR LANDMARK  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3  
**Block** : 1831 **Lot** : 26 **BIN** : 1055236

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	\$124,400	\$153,000
Interior Architecture		\$73,800
Mechanical	\$85,100	\$422,300
<b>Total</b>	<b>\$209,600</b>	<b>\$649,100</b>
Importance Code A	\$124,400	\$315,700
Importance Code B	\$85,100	\$333,400
<b>Total</b>	<b>\$209,600</b>	<b>\$649,100</b>

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$136,300			
Interior Architecture	\$143,700		\$1,000	\$2,100
Electrical	\$1,700	\$1,300	\$1,500	\$1,300
Mechanical	\$11,100	\$3,500	\$4,300	\$3,500
Site Pavements	\$600			
Elevators/Escalators	\$7,200	\$7,200	\$7,200	\$7,200
<b>Total</b>	<b>\$300,600</b>	<b>\$12,000</b>	<b>\$14,100</b>	<b>\$14,100</b>
Importance Code A	\$137,000	\$700	\$700	\$700
Importance Code B	\$103,800	\$11,400	\$13,400	\$13,000
Importance Code C	\$59,800			\$400
<b>Total</b>	<b>\$300,600</b>	<b>\$12,000</b>	<b>\$14,100</b>	<b>\$14,100</b>



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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick	60%			LIFE	* *	5	\$39,500	
		Painted Surfaces, Extent : Light, Area Affected : 25%							
		Location : Rearyard							
	Masonry: Limestone	25%			LIFE	* *	5	\$12,300	
	Metal Panel	10%	Now	\$12,100	2046	* *	5	\$6,200	
		Deteriorated Finish, Extent : Severe, Area Affected : 80%							
		Location : Roof Bulkhead Structure							
	Slate Panels	2%			LIFE	* *	5	\$1,000	
	Wood	3%	Now	\$23,700	2056	* *	5	\$2,500	
		Dry Rot/Decay, Extent : Severe, Area Affected : 50%							
		Location : Window Trim. West 115th Street Facade							
Windows									
	Aluminum	50%	Now	\$26,400	2044	* *	5	\$1,200	
		Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 30%							
		Location : Rear Facade Windows							
		Glazing Broken/Cracked, Extent : Severe, Area Affected : 2%							
		Location : Basement Level Rear Yard Window							
		Misaligned/Bulging, Extent : Moderate, Area Affected : 25%							
		Location : Rear Facade Windows							
	Wood	50%	0-2	\$22,300	2044	* *	5	\$12,500	
		Dry Rot/Decay, Extent : Moderate, Area Affected : 20%							
		Location : Rails And Glazing Bars. West 115th Street Facade							
		On Extended Life, Extent : Moderate, Area Affected : 100%							
		Location : Windows On West 115th Street Facade							
Parapets									
	Cast Stone/Terra Cotta	5%			LIFE	* *	5-10	\$1,500	
	Masonry: Brick	85%	Now	\$64,900	LIFE	* *	5	\$900	
		Diagonal Cracks, Extent : Light, Area Affected : 10%							
		Location : Rear Facade. Outer Parapet Wall							
		Spalling, Extent : Severe, Area Affected : 90%							
		Location : Parapet Wall							
		Water Penetration, Extent : Severe, Area Affected : 10%							
		Location : Rear Facade. Above 3rd Floor Staff Lounge							
		Worn/Erode, Extent : Severe, Area Affected : 90%							
		Location : Interior Face Of Parapet							
	Masonry: Limestone	5%			LIFE	* *	5-10	\$700	
	Pre-Cast Concrete	2%			LIFE	* *	5	\$300	
		Caulking Deteriorated, Extent : Moderate, Area Affected : 10%							
		Location : Coping Stones							
	Slate	3%			LIFE	* *	5	\$100	

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Roof									
	Asphalt Shingle	45%	Now	\$15,900	2051	* *			
	Loose/Miss Fasteners, Extent : Moderate, Area Affected : 15%								
	Location : Base Shingles At Roof Above 3rd Floor Community Room								
	Vegetation Growth, Extent : Moderate, Area Affected : 15%								
	Location : Roof Above 3rd Floor Community Room								
	Worn/Erode, Extent : Severe, Area Affected : 80%								
	Location : Roof Bulkhead Structure								
	Modified Bitumen	50%	Now	\$59,500	2046	* *			
	Blisters, Extent : Moderate, Area Affected : 25%								
	Location : Flat Roof At Rear Of Building								
	Seams Open/Split, Extent : Severe, Area Affected : 5%								
	Location : Main Roof Area								
	Water Penetration, Extent : Severe, Area Affected : 10%								
	Location : 3rd Floor Staff Offices, 3rd Floor Lunch Room								
	Skylight, Metal/Glass	5%	Now	\$7,700	2036	\$153,000			
	Water Penetration, Extent : Moderate, Area Affected : 10%								
	Location : Above Staff Offices. 3rd Floor								
Interior									
Floors									
	Carpet	10%	Now	\$8,100	2035	\$40,500	3	\$3,100	
	Loose Units, Extent : Severe, Area Affected : 2%								
	Location : Library Area								
	Worn/Erode, Extent : Severe, Area Affected : 50%								
	Location : 1st Floor Library Area								
	Cast in Place Concrete	7%			LIFE	* *	5	\$6,300	
	Repairs in Progress, Extent : N/A, Area Affected : 90%								
	Location : Basement								
	Ceramic Tile	3%	Now	\$1,900	2045	* *	5	\$300	
	Broken/Missing Elements, Extent : Severe, Area Affected : 5%								
	Location : Basement Toilet Room								
	Marble Panels	5%			LIFE	* *	5	\$1,600	
	Slate	2%			LIFE	* *	5	\$900	
	Terrazzo	5%			LIFE	* *	5	\$1,600	
	Vinyl Tile	25%	Now	\$7,900	2041	* *	3	\$1,900	
	Cracking/Crumbling, Extent : Severe, Area Affected : 50%								
	Location : Throughout								
	Wood	43%	Now	\$29,400	2051	* *	5	\$8,300	
	Deteriorated Finish, Extent : Moderate, Area Affected : 10%								
	Location : 2nd Floor, 3rd Floor								

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Interior Walls									
	Ceramic Tile	3%			2045	* *	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	\$44,200	LIFE	* *	5	\$4,900	
Cracking/Crumbling, Extent : Severe, Area Affected : 10%									
Location : Basement Walls, Basement Toilet									
Water Penetration, Extent : Severe, Area Affected : 15%									
Location : Basement, 1st Floor Foyer, 3rd Floor Staff Lounge									
	Wood	17%	4+	\$9,500	LIFE	* *	5	\$19,500	
Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 10%									
Location : 2nd Floor Childrens Reading Area									
Ceilings									
	AcousTile,Adhered	10%			2034	\$73,800	5	\$2,100	
	Plaster	90%	Now	\$31,400	LIFE	* *	5	\$11,600	
Water Penetration, Extent : Severe, Area Affected : 10%									
Location : 3rd Floor Staff Lounge And Staff Offices									
Site Enclosure									
Fence/Gates									
	Chain Link	30%			2062	* *			
	Wood	70%			2040	* *			
Site Pavements									
Public Sidewalk									
	Cast in Place Concrete	100%	2-4	\$600	2049	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 2%									
Location : Front Of Building									
On-Site Walkways									
	Cast in Place Concrete	90%			2053	* *			
	Masonry: Granite	10%			LIFE	* *			

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2056	* *	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%			2056	* *	5	\$100	
	Raceway								
	Conduit	100%			2056	* *	1		

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Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Panelboards									
	Fused Disc Sw	5%			2052	**	5		
	Molded Case Bkrs	95%			2052	**	5	\$300	
Wiring									
	Thermoplastic	100%			2056	**	1		
Motor Controllers									
	Variable Frequency Drive	100%			2049	**			
Ground									
Grounding Devices									
	Generic	100%			LIFE	**	5	\$400	
Lighting									
Interior Lighting									
	LED	100%			2044	**			
Egress Lighting									
	Emergency, Battery	50%			2041	**	10	\$1,700	
	Exit, LED	30%			2064	**	1		
	Exit, Service	20%			2041	**	1		
Exterior Lighting									
	LED	10%			2041	**			
	No Component	90%							
Alarm									
Security System									
	Generic	100%			2041	**	1	\$5,200	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Reading Areas, Hallways, Outside Perimeter									
Explanation : CCTV Surveillance Cameras									
Fire/Smoke Detection									
	Generic, Digital	100%			2041	**	1-3	\$8,500	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Throughout The Building									
Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors And Horns									

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2046	* *	1		
	Conversion Equipment								
	Hot Water Boiler	100%			2034	\$162,700	1	\$6,800	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Basement - Boiler Room							
		Explanation : One Unit							

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**115TH STREET BRANCH LIBRARY**  
**Asset # : 13353**

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Distribution								
	Hot Wtr Piping/Pump	100%			2035	\$33,500	4	\$1,000	
	Terminal Devices								
	Convactor/Radiator	100%			2034	\$125,200	1	\$4,500	
	Controls								
	Electrical	100%			2029	\$85,100			
Air Conditioning									
	Energy Source								
	Electricity	100%			2044	* *	1		
	Conversion Equipment								
	Exterior Pkg Unit - Cooling	80%			2036	\$134,300	2	\$700	
		R-22 Refrigerant, Extent : Light, Area Affected : 100% Location : Four Units. Roof							
	Split Unit	20%			2044	* *			
		R-410a Refrigerant, Extent : Light, Area Affected : 100% Location : Basement							
		Recent Installation, Extent : N/A, Area Affected : 100% Location : Basement							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$12,200	
	Exhaust Fans								
	Roof	100%			2036	\$29,700	2	\$400	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2046	* *	1		
	Water Heater With Tanks								
	Gas Fired	100%			2031	\$19,000	2		
		Other Observation, Extent : N/A, Area Affected : 100% Location : Basement - Boiler Room Explanation : One Unit, 30mbh 30 Gallons							
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Backflow Preventer								
	Generic	100%			2036	\$6,800	1	\$800	
	Fixtures								
	Generic	100%							
	Hot Water Storage Tank								
	Not Accessible	100%							
	Booster Pump w/Tank								
	Generic	100%	0-2	\$2,000	2036	\$40,200	1	\$14,900	
		Corroded, Extent : Light, Area Affected : 100% Location : Basement. Pump Room							

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Vertical Transport									
Elevators									
	Hydraulic	100%			LIFE		* *		
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Basement To 3rd Floor									
Explanation : One Unit									
Fire Suppression									
Sprinkler									
	No Component	60%							
	Generic	40%			2046		* *	1-2	\$1,500
Fire Pump									
	Generic	100%	Now	\$2,900	2039		* *	1	\$2,300
Corroded, Extent : Severe, Area Affected : 100%									
Location : Basement - Pump Room									

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Print Date : 12-Aug-2025

**NEW YORK PUBLIC LIBRARY - FY 2026**

**Asset Name** : 125TH STREET BRANCH LIBRARY  
**Address** : 224 EAST 125TH ST. NEAR THIRD AVE.  
**Borough** : MANHATTAN **Agency's Number** : 002  
**Program / Asset #** : NPL0002.000 / 13354 **Yr Built/Renovated** : 1904 / 2010  
**Area Sq Ft** : 14,013 **Project Type** : NEW YORK PUBLIC LIBRARY  
**Date of Survey** : 27-Feb-2025 **Landmark Status** : EXTERIOR LANDMARK  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3,Mez  
**Block** : 1789 **Lot** : 37 **BIN** : 1054674

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	\$64,300	
Interior Architecture		\$65,200
Mechanical		\$649,800
Site Enclosure		\$344,000
<b>Total</b>	<b>\$64,300</b>	<b>\$1,059,000</b>
Importance Code A	\$64,300	
Importance Code B		\$1,059,000
<b>Total</b>	<b>\$64,300</b>	<b>\$1,059,000</b>

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$22,800		\$1,600	
Interior Architecture	\$66,900	\$100	\$500	
Electrical	\$1,900	\$1,500	\$1,600	\$1,300
Mechanical	\$6,300	\$3,200	\$2,800	\$3,600
Site Enclosure	\$6,900			
<b>Total</b>	<b>\$104,700</b>	<b>\$4,900</b>	<b>\$6,500</b>	<b>\$4,900</b>
Importance Code A	\$23,700	\$700	\$2,200	\$700
Importance Code B	\$50,400	\$4,200	\$4,200	\$4,200
Importance Code C	\$30,700			
<b>Total</b>	<b>\$104,700</b>	<b>\$4,900</b>	<b>\$6,500</b>	<b>\$4,900</b>



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

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick	45%			LIFE	**	5	\$25,300	
	Masonry: Brick	25%	0-2	\$64,300	LIFE	**	5	\$7,000	
	Efflorescence, Extent : Light, Area Affected : 5%								
	Location : Air Pocket Walls								
	Spalling, Extent : Moderate, Area Affected : 15%								
	Location : Rear Yard								
	Worn/Erode, Extent : Moderate, Area Affected : 15%								
	Location : Rear Yard And Air Pocket								
	Masonry: Limestone	25%			LIFE	**	5	\$10,600	
	Metal Panel	2%			2066	**	5-10	\$3,900	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Roof Area								
	Explanation : Bulkhead								
	Stucco Cement	3%			2056	**	5	\$2,100	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Roof Area								
	Explanation : Clear Story Walls								
Windows									
	Aluminum	50%			2061	**	5	\$2,500	
	Metal Louvers	5%			2039	**	10	\$1,600	
	Wood	45%			2061	**	5	\$22,400	
Parapets									
	Masonry: Brick	70%			LIFE	**	5-10	\$5,700	
	Metal Panel	10%			2066	**	5	\$500	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Roof Parapet								
	Explanation : Coping								
	No Component	20%							
	Other Observation, Extent : N/A, Area Affected : 0%								
	Location : Rear Parapet								
	Explanation : With Gutter And Metal Railing								
Roof									
	Modified Bitumen	95%			2044	**	10	\$9,400	
	Skylight, Metal/Glass	5%			2066	**	10	\$1,700	
Soffits									
	Cast Stone/Terra Cotta	100%			LIFE	**	5		
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Front Facade								
	Explanation : Architectural Cornice								

## Interior

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Carpet	5%			2038	**	3	\$1,600	
Ceramic Tile	5%			2051	**	5	\$1,000	
Poured Epoxy/Resin	5%			2036	\$65,200			
Terrazzo	10%			LIFE	**	5	\$3,300	
Vinyl Tile	5%			2046	**	3	\$400	
Wood	70%			2076	**	5	\$27,500	
Interior Walls								
Ceramic Tile	5%			2051	**	5	\$2,000	
Glass: Single Pane	30%			LIFE	**	5	\$18,100	
Gypsum Board	35%			LIFE	**	5-10	\$23,900	
Masonry: Brick	5%			LIFE	**	10	\$600	
Painted Surfaces, Extent : Moderate, Area Affected : 100%								
Location : Basement								
Plaster	25%			LIFE	**	5-10	\$8,600	
Ceilings								
AcousTileSusp.Lay-In	10%			2056	**	5	\$2,100	
Exposed Struc: Concrete	10%			LIFE	**	5-10	\$2,600	
Exposed Struc: Steel	5%			LIFE	**	10	\$2,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Mechanical Rooms								
Explanation : Fireproofing								
Gypsum Board	55%			LIFE	**	5-10	\$40,000	
Plaster	20%			LIFE	**	5-10	\$7,300	
Site Enclosure								
Fence/Gates								
Chain Link	50%			2066	**			
Masonry: Brick	50%			2036	\$16,300			
Retaining Walls								
Masonry: Brick	100%	0-2	\$6,900	2036	\$344,000			
Joint Mortar Miss/Erode, 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%			2049	**			
On-Site Walkways								
Cast in Place Concrete	70%			2056	**			
Masonry: Granite	30%			LIFE	**			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Front Of Building								
Explanation : Steps And Ramps With Metal Railings								

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

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

## Site Pavements

## Activity Yard

Cast in Place Concrete

100%

2056

\* \*

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Rear Yard**Explanation : Open Space*

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

## Under 600 Volts

## Service Equipment

Molded Case Bkrs

100%

2062

\* \*

5

\$400

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Basement Electrical Room**Explanation : One 800 Ampere Main Disconnect Switch*

## Switchgear / Switchboard

Molded Case Bkrs

100%

2062

\* \*

5

\$400

## Raceway

Conduit

100%

2062

\* \*

1

## Panelboards

Fused Disc Sw

5%

2058

\* \*

5

Molded Case Bkrs

95%

2058

\* \*

5

\$400

## Wiring

Thermoplastic

100%

2062

\* \*

1

## Motor Controllers

Locally Mounted

75%

2053

\* \*

5

\$100

Variable Frequency

25%

2053

\* \*

Drive

## Ground

## Grounding Devices

Generic

100%

LIFE

\* \*

5

\$400

## Lighting

## Interior Lighting

LED

100%

2044

\* \*

## Egress Lighting

Emergency, Battery

50%

2044

\* \*

10

\$1,700

Exit, LED

20%

2071

\* \*

1

Exit, Service

30%

2044

\* \*

1

## Exterior Lighting

LED

20%

2044

\* \*

No Component

80%

## Alarm

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

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

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

**Alarm**

Security System  
Generic

100% 2044 \* \* 1 \$5,200  
*Other Observation, Extent : N/A, Area Affected : 100%*  
*Location : Reading Areas, Hallways*  
*Explanation : CCTV Surveillance Cameras*

Fire/Smoke Detection  
Generic, Digital

100% 2044 \* \* 1-3 \$8,600  
*Other Observation, Extent : N/A, Area Affected : 100%*  
*Location : Throughout The Building*  
*Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors, Horns And Fire Alarm Panel*

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

**Heating**

Energy Source  
Electricity

3% 2056 \* \* 1  
*Recent Installation, Extent : N/A, Area Affected : 100%*  
*Location : Main Entrance*

Natural Gas

97% 2062 \* \* 1  
*Recent Installation, Extent : N/A, Area Affected : 100%*  
*Location : Basement. Boiler Room*

Conversion Equipment  
Hot Water Boiler

97% 2053 \* \* 1 \$6,700  
*Recent Installation, Extent : N/A, Area Affected : 100%*  
*Location : Basement. Boiler Room*  
*Other Observation, Extent : N/A, Area Affected : 100%*  
*Location : Basement. Boiler Room*  
*Explanation : One Unit*

Radiant Heater

3% 2036 \$12,100 2 \$200  
*Other Observation, Extent : N/A, Area Affected : 100%*  
*Location : Main Entrance*  
*Explanation : Electric Unit Heater*

**Distribution**

Hot Wtr Piping/Pump

100% 2058 \* \* 4 \$700  
*Recent Installation, Extent : N/A, Area Affected : 100%*  
*Location : Throughout*

**Terminal Devices**

Convactor/Radiator

100% 2053 \* \* 1 \$4,500  
*Recent Installation, Extent : N/A, Area Affected : 100%*  
*Location : Throughout*

**Controls**

Digital

100% 2035 \$446,700  
*Recent Installation, Extent : N/A, Area Affected : 100%*  
*Location : Basement. Boiler Room*

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



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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Energy Source								
	Electricity	100%			2058	**	1		
		Recent Installation, Extent : N/A, Area Affected : 100%							
		Location : Throughout							
Conversion Equipment									
	Ext Pkg Unit - Heating/Cooling	25%			2044	**	2	\$200	
		R-410a Refrigerant, Extent : Light, Area Affected : 100%							
		Location : Roof							
		Recent Installation, Extent : N/A, Area Affected : 100%							
		Location : Roof							
	Split Unit	20%			2044	**			
		R-410a Refrigerant, Extent : Light, Area Affected : 100%							
		Location : Telecom Room, Elevator Machine Room							
		Recent Installation, Extent : N/A, Area Affected : 100%							
		Location : Telecom Room, Elevator Machine Room							
	Split Unit	55%			2036	\$203,100			
		R-410a Refrigerant, Extent : Light, Area Affected : 100%							
		Location : Basement, 1st Floor, 2nd Floor							
Heat Rejection									
	Air Cooled Condenser Unit	55%			2036	\$24,800	2	\$5,400	
	No Component	45%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$12,400	
Exhaust Fans									
	Interior	80%			2044	**	2	\$300	
	Roof	20%			2036	\$6,000	2	\$100	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2046	**	1		
Water Heater With Tanks									
	Gas Fired	100%			2035	\$19,000	2		
		Recent Installation, Extent : N/A, Area Affected : 100%							
		Location : Basement. Boiler Room							
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Basement. Boiler Room							
		Explanation : One Unit, 5.5kwt 50 Gallons							
Sanitary Piping									
	Cast Iron	100%			LIFE	**	1		
Backflow Preventer									
	Generic	100%			2044	**	1	\$900	
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			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fire Suppression	Sprinkler								
	Generic	100%			2062	* *	1-2	\$3,900	
		Recent Installation, Extent : N/A, Area Affected : 100%							
		Location : Throughout							
Fire Pump									
	Generic	100%			2049	* *	1	\$2,600	
		Recent Installation, Extent : N/A, Area Affected : 100%							
		Location : Basement. Fire Pump Room							

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Print Date : 12-Aug-2025

**NEW YORK PUBLIC LIBRARY - FY 2026**

**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** : 21-Mar-2025 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3,4  
**Block** : 1441 **Lot** : 38 **BIN** : 1044749

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	\$72,300	
Interior Architecture	\$213,900	
Mechanical		\$146,300
<b>Total</b>	<b>\$286,200</b>	<b>\$146,300</b>
Importance Code A	\$72,300	\$53,300
Importance Code B	\$213,900	\$93,000
<b>Total</b>	<b>\$286,200</b>	<b>\$146,300</b>

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$53,400		\$3,800	
Interior Architecture	\$60,700		\$1,500	
Electrical	\$2,100	\$1,500	\$1,800	\$1,800
Mechanical	\$20,300	\$1,200	\$2,800	\$1,000
Site Enclosure	\$17,100			
Site Pavements	\$4,900			
Elevators/Escalators	\$7,200	\$7,200	\$7,200	\$7,200
<b>Total</b>	<b>\$165,700</b>	<b>\$10,000</b>	<b>\$17,100</b>	<b>\$10,100</b>
Importance Code A	\$54,200	\$800	\$4,700	\$800
Importance Code B	\$91,100	\$9,100	\$12,100	\$9,300
Importance Code C	\$20,400		\$400	
<b>Total</b>	<b>\$165,700</b>	<b>\$10,000</b>	<b>\$17,100</b>	<b>\$10,100</b>



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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**  
**67TH STREET BRANCH LIBRARY**  
**Asset # : 13366**

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick	60%	Now	\$72,300	LIFE	* *	5	\$8,700	
		Joint Mortar Miss/Erode, Extent : Light, Area Affected : 20%							
		Location : South Facade							
		Painted Surfaces, Extent : Moderate, Area Affected : 50%							
		Location : Rear Facade							
		Vegetation Growth, Extent : Moderate, Area Affected : 5%							
		Location : Rear Facade							
	Masonry: Granite	5%			LIFE	* *	5	\$1,100	
	Masonry: Limestone	25%			LIFE	* *	5	\$5,400	
	Metal Panel	5%			2056	* *	5-10	\$5,000	
	Slate Panels	2%	Now	\$13,600	LIFE	* *	5	\$200	
		Spalling, Extent : Moderate, Area Affected : 50%							
		Location : Window Sills. South Facade							
	Window Wall	3%	Now	\$23,300	2066	* *	5	\$800	
		Dry Rot/Decay, Extent : Severe, Area Affected : 50%							
		Location : Window Trims. North Street Facade							
		Paint Peeling, Extent : Moderate, Area Affected : 10%							
		Location : Front Facade Windows							
Windows									
	Aluminum	80%	Now	\$7,400	2052	* *	5	\$1,500	
		Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							
	Wood	20%			2044	* *	5	\$7,700	
Parapets									
	Masonry: Brick	85%			LIFE	* *	5-10	\$5,100	
	Masonry: Limestone	15%			LIFE	* *	5-10	\$1,600	
Roof									
	Modified Bitumen	100%			2044	* *	10	\$10,500	
		Recent Installation, Extent : N/A, Area Affected : 100%							
		Location : Roof							

Interior

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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**NEW YORK PUBLIC LIBRARY - 035**  
**67TH STREET BRANCH LIBRARY**  
**Asset # : 13366**

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Cast in Place Concrete	10%	Now	\$4,300	LIFE	**	5	\$5,400	
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Basement Janitor Closet								
Ceramic Tile	3%			2039	**	5	\$700	
Marble Panels	5%	Now	\$13,700	LIFE	**	5	\$900	
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
Location : At Entrance								
Terrazzo	2%	4+	\$900	LIFE	**	5	\$400	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Entrance Lobby								
Vinyl Tile	25%			2041	**	3	\$2,300	
Wood	45%	2-4	\$67,200	2051	**	5	\$10,400	
Deteriorated Finish, Extent : Light, Area Affected : 35%								
Location : Throughout 1st, 2nd And 3rd Floors								
Wood	10%	Now	\$89,600	2076	**	5	\$2,300	
Broken/Missing Elements, Extent : Severe, Area Affected : 25%								
Location : Old Apartment								
Dry Rot/Decay, Extent : Severe, Area Affected : 25%								
Location : Old Apartment								
Interior Walls								
Ceramic Tile	5%			2039	**	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	\$7,500	LIFE	**	5	\$200	
Broken/Missing Elements, Extent : Severe, Area Affected : 25%								
Location : Old Apartment								
Loose/Delam Surface, Extent : Severe, Area Affected : 50%								
Location : Old Apartment								
Wood	5%			LIFE	**	5	\$6,000	
Ceilings								
Plaster	85%			LIFE	**	5-10	\$36,000	
Plaster	15%	Now	\$57,100	LIFE	**	5	\$2,300	
Broken/Missing Elements, Extent : Severe, Area Affected : 25%								
Location : Old Apartment								
Loose/Delam Surface, Extent : Severe, Area Affected : 50%								
Location : Old Apartment								
Water Penetration, Extent : Moderate, Area Affected : 20%								
Location : Old Apartment								
Site Enclosure								
Fence/Gates								
Chain Link	50%			2036	\$7,300			
Iron Picket	50%			2056	**			

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Enclosure									
	Retaining Walls								
	Masonry: Brick	50%	Now	\$14,700	2056		* *		
		Misaligned/Bulging, Extent : Severe, Area Affected : 25%							
		Location : Rear Yard							
	Masonry: Fieldstone	50%	Now	\$2,400	2046		* *		
		Joint Mortar Miss/Erode, Extent : Severe, Area Affected : 20%							
		Location : At Front Areaway							
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Main Entrance And Areaway							
		Explanation : Component Actually Granite							
Site Pavements									
	Public Sidewalk								
	Cast in Place Concrete	100%			2049		* *		
	On-Site Walkways								
	Cast in Place Concrete	40%			2049		* *		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Street Facade							
		Explanation : Ramp To Main Entrance							
	Masonry: Granite	60%	Now	\$1,600	LIFE		* *		
		Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 30%							
		Location : Main Entry Landing, Ramp And Stairs							
Activity Yard									
	Cast in Place Concrete	100%	2-4	\$3,400	2041		* *		
		Cracking/Crumbling, Extent : Moderate, Area Affected : 25%							
		Location : Rear Yard							

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2046	* *	5	\$100	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : Main Service Switch Rated At 800 Amperes							
	Switchgear / Switchboard								
	Fused Disc Sw	100%			2046	* *	5	\$100	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : 1 Vertical Section							
	Raceway								
	Conduit	50%			2036	\$18,700	1		
	Conduit	50%			2046	* *	1		
	Panelboards								
	Fused Disc Sw	5%			2044	* *	5		
	Molded Case Bkrs	95%			2044	* *	5	\$400	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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**NEW YORK PUBLIC LIBRARY - 035**  
**67TH STREET BRANCH LIBRARY**  
**Asset # : 13366**

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Wiring									
	Thermoplastic	70%			2046	* *	1		
	Thermoplastic	30%			2036	\$10,100	1		
Motor Controllers									
	Locally Mounted	80%			2041	* *	5	\$100	
	Locally Mounted	20%			2034	\$9,700	5		
Ground									
Grounding Devices									
	Generic	100%			LIFE	* *	5	\$500	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Basement, Meter Room									
Explanation : Water Main Pipe Grounded									
Lighting									
Interior Lighting									
	LED	100%			2044	* *			
Egress Lighting									
	Emergency, Battery	50%			2036	\$14,000	10	\$2,000	
	Exit/Emergency Light Combo	5%			2036	\$700			
	Exit, Battery	45%			2036	\$8,700	10	\$500	
Exterior Lighting									
	LED	25%			2044	* *			
	No Component	75%							
Alarm									
Security System									
	Generic	50%			2036	\$15,700	1	\$3,100	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Exterior And Interior									
Explanation : CCTV Surveillance Cameras									
	Generic	50%			2031	\$15,700	1	\$3,100	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Throughout The Building									
Explanation : Intrusion System									
Fire/Smoke Detection									
	Generic, Digital	100%			2036	\$43,100	1-3	\$10,500	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Throughout The Building									
Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors And Horns									

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2046	* *	1		

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

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System</b>	<b>Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Heating</b>								
	Conversion Equipment							
	Furnace	70%		2031	\$36,400	1	\$5,700	
		<i>Other Observation, Extent : Light, Area Affected : 70%</i>						
		<i>Location : Roof</i>						
		<i>Explanation : 4 Rooftop Package Units</i>						
	Hot Water Boiler	30%		2034	\$53,300	1	\$2,400	
		<i>Other Observation, Extent : Light, Area Affected : 30%</i>						
		<i>Location : Basement Boiler Room</i>						
		<i>Explanation : 1 Unit</i>						
	Distribution							
	Hot Wtr Piping/Pump	30%		2035	\$11,000	4	\$400	
	No Component	70%						
	Terminal Devices							
	Convactor/Radiator	30%		2034	\$41,000	1	\$1,600	
	No Component	70%						
	Controls							
	Electrical	100%		2031	\$93,000			
<b>Air Conditioning</b>								
	Energy Source							
	Electricity	100%		2044	* *	1		
	Conversion Equipment							
	Interior Pkg Unit - Cooling	10%		2034	\$26,400	2	\$100	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : 1 Unit</i>						
	Ext Pkg Unit - Heating/Cooling	70%		2041	* *	2	\$700	
		<i>R-410a Refrigerant, Extent : Light, Area Affected : 70%</i>						
		<i>Location : Roof</i>						
		<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	\$4,000	2036	\$39,700			
		<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	10%						
	Terminal Devices							
	Fan Coil - 2 Pipe	10%		2031	\$45,900	1	\$500	
	No Component	90%						

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Heat Rejection								
	Evaporative Condenser	10%			2031	\$7,900	2	\$1,200	
	No Component	90%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%	0-2	\$14,700	LIFE	* *	2-5	\$9,200	
	Insul. Deteriorating, Extent : Moderate, Area Affected : 10%								
	Location : Various Locations								
	Exhaust Fans								
	Roof	100%			2031	\$32,400	2	\$500	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2046	* *	1		
	Water Heater With Tanks								
	Gas Fired	100%			2031	\$17,300	2		
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Basement								
	Explanation : 1 Unit 40 Gallons								
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Sump Pump(s)								
	Non-Submersible	100%			2036	\$3,300	4	\$500	
	Fixtures								
	Generic	100%							
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 : 12-Aug-2025

**NEW YORK PUBLIC LIBRARY - FY 2026**

**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** : 14-Feb-2024 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3  
**Block** : 1524 **Lot** : 64 **BIN** : 1048501

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	\$148,400	
Interior Architecture		\$173,700
<b>Total</b>	<b>\$148,400</b>	<b>\$173,700</b>
Importance Code A	\$148,400	
Importance Code B		\$173,700
<b>Total</b>	<b>\$148,400</b>	<b>\$173,700</b>

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$38,000	\$700		\$11,900
Interior Architecture	\$3,500	\$6,200		\$800
Electrical	\$1,300	\$1,600	\$1,400	\$8,700
Mechanical	\$2,400	\$1,800	\$3,400	\$3,500
Elevators/Escalators	\$7,200	\$7,200	\$7,200	\$7,200
<b>Total</b>	<b>\$52,400</b>	<b>\$17,600</b>	<b>\$12,000</b>	<b>\$32,100</b>
Importance Code A	\$38,700	\$1,400	\$700	\$12,600
Importance Code B	\$13,700	\$16,100	\$11,300	\$19,500
Importance Code C				
<b>Total</b>	<b>\$52,400</b>	<b>\$17,600</b>	<b>\$12,000</b>	<b>\$32,100</b>



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

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

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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick	65%	0-2	\$89,300	LIFE	* *	5	\$21,400	
		Vegetation Growth, Extent : Moderate, Area Affected : 35%							
		Location : Rear Facade							
		Worn/Erode, Extent : Moderate, Area Affected : 20%							
		Location : Various Locations, Rear Facade							
	Masonry: Limestone	30%	0-2	\$59,100	LIFE	* *	5	\$7,400	
		Staining/Discoloring, Extent : Moderate, Area Affected : 20%							
		Location : Front Facade							
	Metal Panel	5%			2055	* *	5-10	\$11,300	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Roof Bulkhead							
		Explanation : Good Condition, Cladding Over Bricks							
Windows									
	Aluminum	30%			2043	* *	5	\$1,500	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Rear Windows							
		Explanation : Protective Metal Grilles And Double Set Of Windows							
	Steel	70%	0-2	\$26,700	2043	* *	5	\$21,900	
		Corrosion/Rusting, Extent : Moderate, Area Affected : 10%							
		Location : Front Facade							
Parapets									
	Masonry: Brick	35%	Now	\$9,800	LIFE	* *	5	\$400	
		Diagonal Cracks, Extent : Moderate, Area Affected : 20%							
		Location : At Corners							
		Joint Mortar Miss/Erode, Extent : Light, Area Affected : 50%							
		Location : Various Locations							
		Misaligned/Bulging, Extent : Moderate, Area Affected : 25%							
		Location : Various Locations							
		Worn/Erode, Extent : Moderate, Area Affected : 35%							
		Location : Throughout Rear Parapets							
	Masonry: Limestone	35%			LIFE	* *	5	\$500	
		Other Observation, Extent : N/A, Area Affected : 80%							
		Location : Front Parapet							
		Explanation : Classical Architectural Balustrades							
	Metal: Cage/Fence	20%	Now	\$1,600	2040	* *	5	\$700	
		Corrosion/Rusting, Extent : Moderate, Area Affected : 20%							
		Location : Roof Parapet							
		Other Observation, Extent : N/A, Area Affected : 80%							
		Location : Left Side Roof Parapet							
		Explanation : High Fence							
	Slate	10%			LIFE	* *	5	\$100	

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Roof									
	Modified Bitumen	90%			2040	* *	10	\$8,800	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : All Roof							
		Explanation : Snow Covered Surfaces							
	Skylight, Metal/Glass	2%			2045	* *	10	\$700	
	Sloped Glazing	8%			LIFE	* *	5	\$10,500	
Interior									
Floors									
	Carpet	60%			2031	\$222,400	3	\$18,600	
	Marble Panels	8%			LIFE	* *	5	\$1,200	
	Terrazzo	2%			LIFE	* *	5	\$300	
	Vinyl Tile	30%	2-4	\$3,500	2035	\$173,700	3	\$2,300	
		Worn/Erode, Extent : Light, Area Affected : 5%							
		Location : Various Locations							
Interior Walls									
	Gypsum Board	20%			LIFE	* *	5	\$3,400	
	Metal: Cage/Fence	5%			LIFE	* *			
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Stair Guardrail							
		Explanation : Classical Wrought Iron Grille							
	Plaster	75%			LIFE	* *	5	\$6,500	
Ceilings									
	Gypsum Board	20%			LIFE	* *	5	\$5,200	
	Plaster	80%			LIFE	* *	5	\$10,300	
Site Enclosure									
Fence/Gates									
	Chain Link	20%			2045	* *			
	Masonry: Brick	80%			2045	* *			
Retaining Walls									
	Cast in Place Concrete	100%			2055	* *			
Site Pavements									
Public Sidewalk									
	Cast in Place Concrete	100%			2048	* *			
On-Site Walkways									
	Cast in Place Concrete	90%			2040	* *			
	Masonry: Granite	10%			LIFE	* *			

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

Under 600 Volts

*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**  
**96TH STREET BRANCH LIBRARY**  
**Asset # : 13352**

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Service Equipment									
	Fused Disc Sw	100%			2035	\$3,800	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%			2035	\$44,000	5	\$100	
Raceway									
	Conduit	95%			2035	\$35,500	1		
	Conduit	5%			2055	* *	1		
Panelboards									
	Fused Disc Sw	3%			2034	\$600	5		
	Fused Disc Sw	2%			2051	* *	5		
	Molded Case Bkrs	95%			2034	\$19,200	5	\$300	
Wiring									
	Braided Cloth	30%			2034	\$10,100	1		
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Throughout The Building									
Explanation : Insulation Aged									
	Thermoplastic	65%			2035	\$22,000	1		
	Thermoplastic	5%			2055	* *	1		
Motor Controllers									
	Locally Mounted	100%			2033	\$48,500	5	\$100	
Ground									
Grounding Devices									
	Generic	100%			LIFE	* *	5	\$200	
Lighting									
Interior Lighting									
	LED	100%			2043	* *			
Egress Lighting									
	Emergency, Battery	50%			2035	\$11,600	10	\$1,600	
	Exit, Service	50%			2035	\$2,300	1		
Exterior Lighting									
	LED	10%			2030	\$7,400			
	No Component	90%							
Alarm									
Security System									
	Generic	100%			2040	* *	1	\$5,100	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Reading Areas, Hallways									
Explanation : CCTV Surveillance Cameras									
Fire/Smoke Detection									
	Generic, Digital	100%			2040	* *	1-3	\$8,400	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Throughout The Building									
Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors, Horns									

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2055	**	1		
	Conversion Equipment								
	Hot Water Boiler	100%			2052	**	1	\$6,700	
	Recent Replace Evident, Extent : N/A, Area Affected : 100%								
	Location : Basement								
	Distribution								
	Hot Wtr Piping/Pump	100%			2051	**	4	\$1,000	
	Terminal Devices								
	Convactor/Radiator	100%			2048	**	1	\$4,400	
Air Conditioning									
	Energy Source								
	Electricity	100%			2051	**	1		
	Conversion Equipment								
	Ext Pkg Unit - Heating/Cooling	100%			2045	**	2	\$800	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Roof								
	Explanation : 4 Rooftop Units. Refrigerant 410a								
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$7,600	
	Exhaust Fans								
	Roof	100%			2040	**	2	\$400	
Plumbing									
	H/C Water Piping								
	Galvanized Steel	100%			2048	**	1		
	Water Heater With Tanks								
	Electric	100%			2033	\$24,000	4		
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Basement								
	Explanation : 1 Unit 50 Gallons								
	Sanitary Piping								
	Cast Iron	100%			LIFE	**	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1		
	Sump Pump(s)								
	Non-Submersible	100%			2040	**	4	\$400	
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE	**			
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Basement To Third Floor								
	Explanation : 1 Unit								

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

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fire Suppression									
	Standpipe								
	Generic	100%			2065	* *	1-5	\$6,900	
	Sprinkler								
	Generic	100%			2065	* *	1-2	\$3,800	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Throughout									
Explanation : Sprinkler In All Floors And Basement									

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

Print Date : 12-Aug-2025

**NEW YORK PUBLIC LIBRARY - FY 2026**

**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** : 22-Jan-2025 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3,Mez  
**Block** : 1637 **Lot** : 141 **BIN** : 1052167

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	\$58,400	
Mechanical		\$770,300
Site Enclosure		\$261,100
<b>Total</b>	<b>\$58,400</b>	<b>\$1,031,500</b>
Importance Code A	\$58,400	
Importance Code B		\$1,031,500
<b>Total</b>	<b>\$58,400</b>	<b>\$1,031,500</b>

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$121,700			
Interior Architecture	\$45,000		\$2,700	
Electrical	\$200			
Mechanical	\$7,500	\$5,700	\$3,900	\$5,100
Site Enclosure	\$5,500			
Site Pavements	\$4,900			
Elevators/Escalators	\$7,200	\$7,200	\$7,200	\$7,200
<b>Total</b>	<b>\$192,100</b>	<b>\$12,900</b>	<b>\$13,800</b>	<b>\$12,300</b>
Importance Code A	\$122,200	\$900	\$500	\$900
Importance Code B	\$46,300	\$12,000	\$13,300	\$11,400
Importance Code C	\$23,600			
<b>Total</b>	<b>\$192,100</b>	<b>\$12,900</b>	<b>\$13,800</b>	<b>\$12,300</b>



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.  
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.  
 \*\* 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)	
Exterior	Exterior Walls							
	Cast Iron	12%	0-2	\$16,800	LIFE	* *		
		Corrosion/Rusting, Extent : Light, Area Affected : 25%						
		Location : Street Facade At Main Entrance						
		Other Observation, Extent : N/A, Area Affected : 100%						
		Location : Street Facade And Sidewalk						
		Explanation : Construction Fencing And Water Barrier And Temporary Toilets Present.						
		Facility Is Under Construction.						
	Masonry: Brick	68%	Now	\$58,400	LIFE	* *	5	\$7,000
		Broken/Missing Elements, Extent : Moderate, Area Affected : 10%						
		Location : Rear Facade						
		Diagonal Cracks, Extent : Moderate, Area Affected : 20%						
		Location : Rear Facade						
		Loose Units, Extent : Severe, Area Affected : 10%						
		Location : At Wall Penetrations Of Fan Room On 3rd Floor Deck, Rear Facade						
		Misaligned/Bulging, Extent : Moderate, Area Affected : 10%						
		Location : Rear Facade						
		Spalling, Extent : Severe, Area Affected : 10%						
		Location : Rear Facade						
		Vertical Cracks, Extent : Severe, Area Affected : 10%						
		Location : Rear Facade						
		Other Observation, Extent : Moderate, Area Affected : 10%						
		Location : Rear Facade						
		Explanation : Stucco Spalling						
	Masonry: Limestone	15%	Now	\$18,500	LIFE	* *	5	\$1,200
		Worn/Erode, Extent : Severe, Area Affected : 10%						
		Location : Front Entrance						
	Granite Panels	3%	Now	\$23,100	LIFE	* *	5	\$200 1
		Cracking/Crumbling, Extent : Severe, Area Affected : 20%						
		Location : Front Entrance Ramp Face						
		Joint Mortar Miss/Erode, Extent : Severe, Area Affected : 90%						
		Location : Front Entrance Ramp Face						
	Stucco Cement	2%	Now	\$600	2041	* *	5	\$300
		Diagonal Cracks, Extent : Moderate, Area Affected : 5%						
		Location : Penthouse						
		Spalling, Extent : Moderate, Area Affected : 10%						
		Location : Chimney						
		Other Observation, Extent : Moderate, Area Affected : 100%						
		Location : Chimney						
		Explanation : Stucco Over Brick						

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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Windows	Aluminum	74%	2-4	\$13,400	2052	* *	5	\$1,400	
	Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 15%								
	Location : Second Floor								
	Metal Clad	8%	0-2	\$15,200	2061	* *	5	\$900	
	Deteriorated Finish, Extent : Moderate, Area Affected : 50%								
	Location : Rear Facade At Third Floor Apartment And Stairwell								
	Thermally Inefficient, Extent : Moderate, Area Affected : 100%								
	Location : Rear Facade At Third Floor Apartment And Stairwell								
	Unit Inoperable, Extent : Moderate, Area Affected : 100%								
	Location : Rear Facade At Third Floor Apartment And Stairwell								
Metal Louvers	8%	2-4	\$10,100	2051	* *				
	Broken/Missing Elements, Extent : Light, Area Affected : 10%								
Location : Throughout Mechanical Penthouse									
Wood	10%	Now	\$9,100	2061	* *	5	\$1,900	1	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 20%								
	Location : Windows At 2nd Floor Story Hour Room								
	Deteriorated Finish, Extent : Severe, Area Affected : 50%								
	Location : Windows At 2nd Floor Story Hour Room								
	Thermally Inefficient, Extent : Moderate, Area Affected : 100%								
	Location : Windows At 2nd Floor Story Hour Room								
Split/Cracked, Extent : Severe, Area Affected : 50%									
Location : Windows At 2nd Floor Story Hour Room									
Parapets									
Cast Stone/Terra Cotta	5%			LIFE	* *	5-10	\$2,700		
	45%			LIFE	* *	5-10	\$5,900		
	30%	Now	\$7,400	LIFE	* *	5	\$600		
Joint Mortar Miss/Erode, Extent : Severe, Area Affected : 25%									
Location : Rear Facade. Upper And Lower Roofs									
Spalling, Extent : Severe, Area Affected : 10%									
Location : Rear Facade. Upper And Lower Roofs									
Metal Panel	10%			2046	* *	5	\$700		
Metal: Cage/Fence	10%	4+	\$500	2049	* *	5	\$600		
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Along Side Walls									
Explanation : These Are Security Barriers To Prevent Access From Adjoining Buildings									
Roof									
Single Ply Membrane	100%			2044	* *	10	\$14,600		
	Recent Installation, Extent : N/A, Area Affected : 100%								
	Location : Main Roof								
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : All Of Roof								
Explanation : Snow Covered									

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Carpet	20%			2038	**	3	\$6,300	
	Recent Installation, Extent : N/A, Area Affected : 100%							
	Location : Office Room							
	Other Observation, Extent : N/A, Area Affected : 80%							
	Location : Basement, First, Mezzanine And Third Floors							
	Explanation : Interior Works Ongoing At 95 Percent Completion.							
Ceramic Tile	5%			2051	**	5	\$1,100	
	Recent Installation, Extent : N/A, Area Affected : 100%							
	Location : Bathrooms							
Glass Block	2%			2051	**	1		
Vinyl Tile	23%			2044	**	3	\$1,800	
Wood	50%			2076	**	5	\$19,700	
	Recent Installation, Extent : N/A, Area Affected : 100%							
	Location : First And Third Floor							
Interior Walls								
Ceramic Tile	5%			2051	**	5	\$1,000	
	Recent Replace Evident, Extent : N/A, Area Affected : 100%							
	Location : Bathrooms							
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : Basement, First, Mezzanine And Third Floors							
	Explanation : Interior Construction Works On Going At 95 Percent Completion							
Glass: Single Pane	5%			LIFE	**	5	\$1,500	
Gypsum Board	60%			LIFE	**	5-10	\$19,800	
	Recent Installation, Extent : N/A, Area Affected : 100%							
	Location : Throughout							
Masonry: Brick	5%			LIFE	**	10	\$300	
	Painted Surfaces, Extent : Moderate, Area Affected : 100%							
	Location : Basement							
Plaster	15%			LIFE	**	5-10	\$2,500	
Wood	10%			LIFE	**	5	\$15,500	
Ceilings								
AcousTileSusp.Lay-In	40%			2056	**	5	\$8,400	
	Recent Installation, Extent : N/A, Area Affected : 100%							
	Location : Throughout							
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : Basement, First, Mezzanine And Third Floors							
	Explanation : Interior Construction Works On Going At 95 Percent Completion							
Gypsum Board	35%			LIFE	**	5-10	\$25,300	
Plaster	25%			LIFE	**	5-10	\$9,000	
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**  
**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	

Site Enclosure

Fence/Gates

Chain Link

60%

2046

\*\*

Iron Picket

40%

2-4

\$300

2056

\*\*

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

*Location : Granite Paneled Curb At Entrance Ramp*

*Explanation : Joint Erosion*

Retaining Walls

Masonry: Brick

100%

2-4

\$5,200

2036

\$261,100

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

*Location : Rear Yard Lot Line Wall*

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

*Location : Rear Yard Lot Line Wall*

Site Pavements

Public Sidewalk

Cast in Place Concrete

100%

2041

\*\*

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

*Location : Front Facade And Sidewalk*

*Explanation : Construction Fencing And Water Barrier Present.*

On-Site Walkways

Cast in Place Concrete

100%

2-4

\$100

2041

\*\*

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

*Location : Entrance Ramp And Steps*

Activity Yard

Cast in Place Concrete

100%

Now

\$4,800

2041

\*\*

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

*Location : Rear Yard*

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

*Location : Rear Yard*

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

Under 600 Volts

Service Equipment

Fused Disc Sw

100%

2066

\*\*

5

\$100

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

*Location : Electrical Room*

*Explanation : Main Service Disconnect Switch Rated At 800 Amperes. Recently Installed*

Switchgear / Switchboard

Fused Disc Sw

100%

2066

\*\*

5

\$100

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

*Location : Electrical Room*

*Explanation : Recently Installed*

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Raceway								
	Conduit	100%			2066	* *	1		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Recently Installed							
Panelboards									
	Fused Disc Sw	5%			2061	* *	5		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Basement							
		Explanation : Recently Installed							
	Molded Case Bkrs	95%			2061	* *	5	\$400	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Recently Installed							
Wiring									
	Thermoplastic	100%			2066	* *	1		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Recently Installed							
Motor Controllers									
	Under Construction	100%							
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$400	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Basement							
		Explanation : Recently Installed							
Lighting									
	Interior Lighting								
	Fluorescent	5%			2036	\$8,000	10	\$600	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : 3rd Floor							
		Explanation : T-8 Lamps							
	Fluorescent	5%			2036	\$8,000	10	\$600	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : 2nd Floor							
		Explanation : Compact Fluorescent Lights							
	LED	90%			2046	* *			
Egress Lighting									
	Emergency, Battery	50%			2046	* *	10	\$1,700	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Recently Installed							
	Exit, Service	50%			2046	* *	1		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Recently Installed							

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

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

**Lighting**

## Exterior Lighting

HID	10%			2031	\$6,600	10			
No Component	90%								

**Alarm**

## Security System

Under Construction	100%								
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## Fire/Smoke Detection

Under Construction	100%								
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Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

**Heating**

## Energy Source

Electricity	33%			2062	**	1			
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*Recent Installation, Extent : N/A, Area Affected : 100%*  
*Location : 2nd And 3rd Floors*

Natural Gas	67%			2062	**	1			
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*Recent Installation, Extent : N/A, Area Affected : 100%*  
*Location : Basement. Boiler Room*

## Conversion Equipment

Hot Water Boiler	67%			2053	**	1		\$4,700	
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*Recent Installation, Extent : N/A, Area Affected : 100%*  
*Location : Basement. Boiler Room*  
*Other Observation, Extent : N/A, Area Affected : 100%*  
*Location : Basement. Boiler Room*  
*Explanation : One Modular Boiler ( Bank Of Four )*

Radiant Heater	33%			2044	**	2		\$2,200	
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*Other Observation, Extent : N/A, Area Affected : 100%*  
*Location : 2nd And 3rd Floors*  
*Explanation : Electric Baseboard Heaters*

## Distribution

Hot Wtr Piping/Pump	100%			2044	**	4		\$1,000	
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## Terminal Devices

Convactor/Radiator	50%			2053	**	1		\$2,300	
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*Recent Installation, Extent : N/A, Area Affected : 100%*  
*Location : Basement, 1st Floor*

No Component	50%								
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*Other Observation, Extent : N/A, Area Affected : 0%*  
*Location : Throughout*  
*Explanation : Reported As Split Systems Under Air Conditioning*

## Controls

Digital	100%			2035		\$409,100			
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*Recent Installation, Extent : N/A, Area Affected : 100%*  
*Location : Throughout*

**Air Conditioning**

*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**

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Energy Source								
	Electricity	100%			2044	**	1		
	Conversion Equipment								
	Split Unit	90%			2036	\$304,400			
		R-410a Refrigerant, Extent : Light, Area Affected : 100%							
		Location : Throughout							
	Split Unit	10%			2044	**			
		R-410a Refrigerant, Extent : Light, Area Affected : 100%							
		Location : Elevator Machine Room, Telecom Room, 3rd Floor Storage Room							
		Recent Installation, Extent : N/A, Area Affected : 100%							
		Location : Elevator Machine Room, Telecom Room, 3rd Floor Storage Room							
Heat Rejection									
	Air Cooled Condenser Unit	90%			2036	\$37,100	2	\$8,800	
	No Component	10%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$12,400	
	Exhaust Fans								
	Interior	90%			2036	\$56,900	2	\$400	
	Roof	10%			2031	\$2,800	2		
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2046	**	1		
	Water Heater With Tanks								
	Electric	100%			2035	\$24,000	4		
		Recent Installation, Extent : N/A, Area Affected : 100%							
		Location : Basement. Boiler Room							
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Basement. Boiler Room							
		Explanation : One Unit, 4.5 Kilowatts 50 Gallons							
	Sanitary Piping								
	Cast Iron	100%			LIFE	**	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1		
	Sump Pump(s)								
	Submersible	100%			2031	\$400	4	\$400	
		Recent Installation, Extent : N/A, Area Affected : 100%							
		Location : Basement. Pump Room							
	Sewage Ejector(s)								
	Electric	100%			2044	**	4	\$800	
		Recent Installation, Extent : N/A, Area Affected : 100%							
		Location : Basement. Pump Room							
	Backflow Preventer								
	Generic	100%			2044	**	1	\$900	
	Fixtures								
	Generic	100%							

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Booster Pump w/Tank								
	Generic	100%			2044	* *	1	\$16,500	
		Recent Installation, Extent : N/A, Area Affected : 100%							
		Location : Basement. Boiler Room							
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE	* *			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement To 3rd Floor							
		Explanation : One Unit							
Fire Suppression									
	Sprinkler								
	No Component	70%							
	Generic	30%			2062	* *	1-2	\$1,200	
		Recent Installation, Extent : N/A, Area Affected : 100%							
		Location : 1st Floor, Stairs							
	Fire Pump								
	Generic	100%			2049	* *	1	\$2,600	
		Recent Installation, Extent : N/A, Area Affected : 100%							
		Location : Basement. Boiler Room							

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Print Date : 12-Aug-2025

**NEW YORK PUBLIC LIBRARY - FY 2026**

**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** : 21-Mar-2024 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2  
**Block** : 4513 **Lot** : 16 **BIN** : 2053752

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	\$975,200	\$50,200
Mechanical		\$226,400
<b>Total</b>	<b>\$975,200</b>	<b>\$276,600</b>
Importance Code A	\$975,200	\$50,200
Importance Code B		\$226,400
<b>Total</b>	<b>\$975,200</b>	<b>\$276,600</b>

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$65,000	\$400		
Interior Architecture	\$38,600	\$7,000		
Electrical	\$2,000	\$2,300	\$4,800	\$2,400
Mechanical	\$14,600	\$1,000	\$2,800	\$1,000
Site Enclosure	\$1,700			
Site Pavements	\$3,100			
Elevators/Escalators	\$7,200	\$7,200	\$7,200	\$7,200
<b>Total</b>	<b>\$132,200</b>	<b>\$18,000</b>	<b>\$14,800</b>	<b>\$10,600</b>
Importance Code A	\$65,600	\$1,000	\$600	\$800
Importance Code B	\$63,500	\$16,900	\$14,200	\$9,800
Importance Code C	\$3,100			
<b>Total</b>	<b>\$132,200</b>	<b>\$18,000</b>	<b>\$14,800</b>	<b>\$10,600</b>



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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**  
**ALLERTON BRANCH LIBRARY**  
**Asset # : 13324**

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Cast in Place Concrete	3%	4+	\$4,800	LIFE	* *	5	\$7,900	
		Water Penetration, Extent : Moderate, Area Affected : 2%							
		Location : Basement At Rear Yard							
		Other Observation, Extent : Severe, Area Affected : 2%							
		Location : Foundation Wall							
		Explanation : Crack							
	Masonry: Brick	95%	Now	\$419,300	LIFE	* *	5	\$50,200	
		Efflorescence, Extent : Moderate, Area Affected : 15%							
		Location : North Facade							
		Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 15%							
		Location : North Facade							
		Misaligned/Bulging, Extent : Moderate, Area Affected : 15%							
		Location : Above 2nd Floor Window Lintels							
		Rusting Masonry Supt, Extent : Moderate, Area Affected : 10%							
		Location : Along 2nd Floor Windows							
	Masonry: Limestone	2%	Now	\$16,900	LIFE	* *	5	\$800	
		Water Penetration, Extent : Severe, Area Affected : 10%							
		Location : Basement Boiler Room And Computer Room							
Windows									
	Aluminum	90%	Now	\$400,300	2060	* *	5	\$4,100	
		Bent/Warped Elements, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							
		Deteriorated Finish, Extent : Severe, Area Affected : 65%							
		Location : Throughout							
		Glazing Clouded, Extent : Severe, Area Affected : 50%							
		Location : Throughout							
		Caulking Deteriorated, Extent : Severe, Area Affected : 80%							
		Location : Throughout							
		Water Penetration, Extent : Severe, Area Affected : 5%							
		Location : Basement Windows							
		Worn/Erode, Extent : Severe, Area Affected : 50%							
		Location : Throughout							
	Steel	10%	Now	\$42,100	2060	* *	5	\$5,700	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 20%							
		Location : Bulkhead And Stairs							
		Corrosion/Rusting, Extent : Moderate, Area Affected : 25%							
		Location : Bulkhead Stairs							
		Deteriorated Finish, Extent : Moderate, Area Affected : 10%							
		Location : Exterior Side							

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Parapets								
Cast Stone/Terra Cotta	10%	4+	\$1,300	LIFE	**	5	\$2,600	
	Caulking Deteriorated, Extent : Light, Area Affected : 20%							
	Location : Coping Stones							
	Vegetation Growth, Extent : Light, Area Affected : 15%							
	Location : Coping Stones							
Masonry: Brick Cavity	90%	Now	\$155,600	LIFE	**	5	\$3,100	
	Efflorescence, Extent : Severe, Area Affected : 30%							
	Location : Throughout							
	Misaligned/Bulging, Extent : Severe, Area Affected : 5%							
	Location : Street Facade							
	Spalling, Extent : Severe, Area Affected : 25%							
	Location : Throughout							
	Weepholes Not Function, Extent : Severe, Area Affected : 30%							
	Location : Various Locations Throughout							
Roof								
Single Ply Membrane	100%			2043	**	10	\$13,200	
	Recent Installation, Extent : N/A, Area Affected : 100%							
	Location : Main Roof							
Soffits								
Stucco Cement	100%			2048	**	5	\$800	
Interior								
Floors								
Carpet	60%			2034	\$228,200	3	\$19,100	
Cast in Place Concrete	5%			LIFE	**	5	\$2,300	
Terrazzo	10%			LIFE	**	5	\$1,700	
Vinyl Tile	25%			2040	**	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	
Ceilings								
AcousTileConcealSpLn	15%	Now	\$31,100	2055	**	5	\$2,000	
	Broken/Missing Elements, Extent : Severe, Area Affected : 10%							
	Location : Auditorium In Basement							
	Misaligned/Bulging, Extent : Severe, Area Affected : 60%							
	Location : Auditorium							
AcousTileSusp.Lay-In	70%			2052	**	5	\$14,800	
Plaster	15%			LIFE	**	5	\$2,000	
Site Enclosure								
Fence/Gates								
Chain Link	90%			2055	**			
Iron Picket	10%			2070	**			

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

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

Site Enclosure

Retaining Walls

Cast in Place Concrete	100%	4+	\$1,700	2055	**			
<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%			2048	**			
<i>Ponding, Extent : Light, Area Affected : 2%</i>								
<i>Location : In Front Of Library</i>								

On-Site Walkways

Cast in Place Concrete	100%	Now	\$3,100	2048	**			
<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		
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%			2035	\$44,000	5		\$300
<i>Other Observation, Extent : N/A, 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%			2035	\$44,000	5		\$300
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Raceway

Conduit	90%			2035	\$33,600	1		
Conduit	10%			2055	**	1		

Panelboards

Fused Disc Sw	5%			2034	\$1,000	5		
Molded Case Bkrs	25%			2034	\$5,100	5		\$100
Molded Case Bkrs	70%			2051	**	5		\$200

Wiring

Braided Cloth	20%			2034	\$6,800	1		
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Insulation Aged</i>								

Thermoplastic	60%			2035	\$20,300	1		
Thermoplastic	20%			2055	**	1		

Motor Controllers

Locally Mounted	50%			2033	\$24,200	5		
Locally Mounted	50%			2048	**	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**  
**ALLERTON BRANCH LIBRARY**  
**Asset # : 13324**

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$200	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Water Meter Room							
		Explanation : Connected To Metal Water Pipe							
Stand-by Power									
	Transfer Switches								
	Automatic	100%			2048	* *	1	\$3,800	
	Generators								
	Natural Gas	100%			2044	* *	1	\$4,800	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Roof							
		Explanation : Emergency Generator Rated At 80 Kilowatts							
	Batteries								
	Lead/Acid	100%			2029	\$2,500	5	\$500	
Lighting									
	Interior Lighting								
	LED	100%			2043	* *			
	Egress Lighting								
	Emergency, Service	50%			2040	* *	1		
	Exit, LED	20%			2063	* *	1		
	Exit, Service	30%			2040	* *	1		
	Exterior Lighting								
	HID	30%			2040	* *	10		
	No Component	70%							
Alarm									
	Security System								
	Generic	100%			2043	* *	1	\$4,600	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Reading Areas, Outside Perimeter							
		Explanation : CCTV Surveillance Cameras							
	Fire/Smoke Detection								
	Generic, Analog	100%			2043	* *	1-3	\$7,600	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors And Horns							

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

**Heating**

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.  
Maintenance \$ are aggregated over a ten-year period. Site specific 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		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Electricity	5%			2045	**	1		
	Natural Gas	95%			2055	**	1		
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location : Boiler Room								
	Explanation : 1 Unit								
	Conversion Equipment								
	Hot Water Boiler	100%			2048	**	1	\$6,100	
	Distribution								
	Hot Wtr Piping/Pump	100%			2051	**	4	\$900	
	Terminal Devices								
	Convactor/Radiator	100%			2048	**	1	\$4,000	
	Controls								
	Electrical	100%			2033	\$70,000			
Air Conditioning									
	Energy Source								
	Electricity	100%			2051	**	1		
	Conversion Equipment								
	Interior Pkg Unit - Cooling	30%			2033	\$59,700	2	\$200	
	Exterior Pkg Unit - Cooling	70%	0-2	\$9,700	2035	\$96,600	2	\$400	
	Not in Service, Extent : Moderate, Area Affected : 20%								
	Location : Unit Serving Basement Is Not Working								
	R-22 Refrigerant, Extent : Moderate, Area Affected : 70%								
	Location : Roof								
	Heat Rejection								
	Dry Cooler	30%			2035	\$17,300	2	\$2,600	
	No Component	70%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$6,900	
	Exhaust Fans								
	Interior	50%			2035	\$27,900	2	\$200	
	Roof	50%			2035	\$12,200	2	\$200	
Plumbing									
	H/C Water Piping								
	Galvanized Steel	100%			2048	**	1		
	Water Heater With Tanks								
	Gas Fired	100%			2033	\$17,300	2		
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Basement								
	Explanation : 1 Unit 50 Gallons								
	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**  
**ALLERTON BRANCH LIBRARY**  
**Asset # : 13324**

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Storm Drain Piping								
	Cast Iron	100%	Now	\$2,200	LIFE	* *	1		
		Other Observation, Extent : Moderate, Area Affected : 25%							
		Location : Basement							
		Explanation : Flooding At Basement During Heavy Rain							
	Sump Pump(s)								
	Non-Submersible	100%	0-2	\$800	2040	* *	4	\$300	
		Broken, Extent : Moderate, Area Affected : 100%							
		Location : Basement. Unit Is Not Working							
	Sewage Ejector(s)								
	Compressed Air	100%			2045	* *	4	\$100	
	Backflow Preventer								
	No Component	90%							
	Generic	10%			2040	* *	1	\$100	
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE	* *			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement To 2nd Floor. Project In Place To Upgrade							
		Explanation : One Unit							

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

Print Date : 12-Aug-2025

**NEW YORK PUBLIC LIBRARY - FY 2026**

**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** : 20-May-2025 **Landmark Status** : NONE  
**Areas Surveyed** : Roof, Floors 1,2,3  
**Block** : 3073 **Lot** : 20 **BIN** : 2012129

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture		\$471,300
Interior Architecture	\$164,000	\$275,800
Electrical		\$72,700
Mechanical	\$120,000	\$672,200
<b>Total</b>	<b>\$284,000</b>	<b>\$1,492,000</b>
Importance Code A		\$471,300
Importance Code B	\$120,000	\$1,020,700
Importance Code C	\$164,000	
<b>Total</b>	<b>\$284,000</b>	<b>\$1,492,000</b>

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$78,300			
Interior Architecture	\$135,300		\$4,100	\$23,700
Electrical	\$2,300	\$2,000	\$2,600	\$2,100
Mechanical	\$11,800	\$2,200	\$6,500	\$1,700
Site Pavements	\$4,000			
Elevators/Escalators	\$7,200	\$7,200	\$7,200	\$7,200
<b>Total</b>	<b>\$238,900</b>	<b>\$11,400</b>	<b>\$20,400</b>	<b>\$34,700</b>
Importance Code A	\$79,400	\$1,000	\$1,100	\$1,000
Importance Code B	\$120,800	\$10,400	\$19,300	\$32,500
Importance Code C	\$38,600			\$1,200
<b>Total</b>	<b>\$238,900</b>	<b>\$11,400</b>	<b>\$20,400</b>	<b>\$34,700</b>



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

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

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



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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Concrete Masonry Unit	10%			LIFE	**	5	\$5,500	
	Metal Panel	10%	0-2	\$5,900	2046	**	5	\$8,300	
	Corrosion/Rusting, Extent : Moderate, Area Affected : 15%								
	Location : Throughout Bulkhead								
	Deformed/Dented, Extent : Moderate, Area Affected : 20%								
	Location : Throughout Bulkhead								
	Water Penetration, Extent : Moderate, Area Affected : 15%								
	Location : Mechanical Penthouse								
	Metal Panel	5%			2056	**	5-10	\$15,200	
	Granite Panels	75%			LIFE	**	5	\$49,700	
Windows									
	Metal Louvers	10%			2045	**	10	\$400	
	No Component	90%							
Parapets									
	Concrete Masonry Unit	75%			LIFE	**	5-10	\$23,700	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Parapet Walls								
	Explanation : Covered With Roofing Membrane								
	Metal Panel	5%			2056	**	5	\$1,100	
	Metal: Cage/Fence	15%			2041	**	5-10	\$6,700	
	Pre-Cast Concrete	5%			LIFE	**	5	\$3,600	
Roof									
	Modified Bitumen	80%	Now	\$23,600	2036	\$471,300			
	Water Penetration, Extent : Severe, Area Affected : 2%								
	Location : At Roof Drain Body Down To Interior Light Fixture								
	Other Observation, Extent : N/A, Area Affected : 20%								
	Location : Roof								
	Explanation : Partially Covered With Solar Panels								
	Skylight, Metal/Glass	20%			2056	**	10	\$35,400	
Soffits									
	Alum/Vinyl Siding	100%	Now	\$600	2046	**			
	Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
	Location : Front Entrance								
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Front Entrance								
	Explanation : Material Is Actually Egg Crate Panels								
Interior									
Floors									
	Carpet	65%			2032	\$765,000	3	\$85,300	
	Cast in Place Concrete	10%			LIFE	**	5	\$28,700	
	Mosaic Tile	5%			2049	**	5	\$8,200	
	Panel/Paver: Cer/Brk	5%			2052	**	5	\$7,400	
	Vinyl Tile	15%			2036	\$275,800	3	\$4,900	
	Cracking/Crumbling, Extent : Light, Area Affected : 10%								
	Location : Throughout								

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

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

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

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

**Asset # : 4219**

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Interior Walls									
	Ceramic Tile	2%			2045	* *	5	\$2,400	
	Concrete Masonry Unit	73%	0-2	\$164,000	LIFE	* *	5	\$34,400	
Water Penetration, Extent : Moderate, Area Affected : 10%									
Location : Stairwells									
	Folding Partition	5%	Now	\$16,600	2044	* *	5	\$7,400	
Unit Inoperable, Extent : Severe, Area Affected : 5%									
Location : 2nd Floor, Adjacent To Elevator Lobby									
	Gypsum Board	15%			LIFE	* *	5-10	\$30,000	
	Metal Panel	5%			LIFE	* *	10	\$2,700	
Ceilings									
	AcousTileConcealSpLn	25%			2041	* *	5	\$20,200	
Broken/Missing Elements, Extent : Light, Area Affected : 5%									
Location : Adjacent To Toilet Rooms And Throughout									
	Exposed Struc: Concrete	70%			LIFE	* *	5-10	\$56,700	
	Exposed Struc: Steel	5%			LIFE	* *	10	\$6,500	
Site Pavements									
Public Sidewalk									
	Cast in Place Concrete	90%	4+	\$1,600	2049	* *			
Misaligned/Bulging, Extent : Moderate, Area Affected : 2%									
Location : At Sidewalk Trees On Hughes Avenue									
	Pavers/Stone	10%	Now	\$2,400	2045	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%									
Location : East 186th Street									
On-Site Walkways									
	Cast in Place Concrete	100%			2041	* *			

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Molded Case Bkrs	100%			2036	\$44,000	5	\$600	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : One 500 Ampere Main Disconnect Switch							
	Switchgear / Switchboard								
	Molded Case Bkrs	100%			2036	\$44,000	5	\$600	
	Raceway								
	Conduit	100%			2036	\$37,400	1		
	Panelboards								
	Molded Case Bkrs	60%			2044	* *	5	\$300	
	Molded Case Bkrs	40%			2035	\$12,200	5	\$200	
	Wiring								
	Thermoplastic	100%			2036	\$33,800	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  
BELMONT/ENRICO FERMI BRANCH LIBRARY**

**Asset # : 4219**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
Under 600 Volts								
Motor Controllers								
Locally Mounted	100%			2034	\$72,700	5	\$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$600	
<i>Corroded, Extent : Light, Area Affected : 100%</i>								
<i>Location : Elevator Room - Basement</i>								
Lighting								
Interior Lighting								
LED	100%			2044	**			
Egress Lighting								
Emergency, Battery	50%			2041	**	10	\$2,600	
Exit, Battery	50%			2041	**	10	\$700	
Exterior Lighting								
LED	25%			2044	**			
No Component	75%							
Alarm								
Security System								
Generic	100%			2041	**	1	\$7,900	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Reading Areas And Outside</i>								
<i>Explanation : CCTV Camera, Motion Sensor, Intrusion Alarm</i>								
Fire/Smoke Detection								
Generic, Digital	100%			2041	**	1-3	\$13,100	
<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 Detector, Fire Alarm Panel</i>								

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
Heating								
Energy Source								
Electricity	5%			2046	**	1		
Natural Gas	95%			2046	**	1		
Conversion Equipment								
Hot Water Boiler	95%			2041	**	1	\$10,000	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : 3rd Floor Mechanical Room</i>								
<i>Explanation : One Unit</i>								
Radiant Heater	5%			2031	\$28,100	2	\$500	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Exits, 3rd Floor Mechanical Room</i>								
<i>Explanation : Electric Unit Heaters</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**  
**BELMONT/ENRICO FERMI BRANCH LIBRARY**  
**Asset # : 4219**

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
Distribution									
	Hot Wtr Piping/Pump	100%			2044	* *	4	\$1,600	
Terminal Devices									
	Convactor/Radiator	80%			2041	* *	1	\$5,500	
	Fan Coil Unit/Heat	20%			2031	\$107,000	1	\$1,400	
Controls									
	Electrical	100%			2029	\$120,000			
Air Conditioning									
Energy Source									
	Electricity	100%			2044	* *	1		
Conversion Equipment									
	Split Unit	85%			2031	\$435,500			
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : 3rd Floor Mechanical Room							
		Explanation : R-421a Refrigerant							
	Split Unit	15%			2041	* *			
		R-410a Refrigerant, Extent : Light, Area Affected : 100%							
		Location : Roof							
Heat Rejection									
	Air Cooled Condenser Unit	85%			2031	\$53,100	2	\$12,600	
	Air Cooled Condenser Unit	15%			2041	* *	2	\$2,200	
Ventilation									
Distribution									
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$18,800	
Exhaust Fans									
	Interior	80%			2031	\$76,600	2	\$500	
	Roof	20%			2031	\$8,400	2	\$100	
Plumbing									
H/C Water Piping									
	Brass/Copper	100%			2046	* *	1		
Water Heater With Tanks									
	Gas Fired	100%			2034	\$17,300	2		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : 3rd Floor Mechanical Room							
		Explanation : One Unit, 40mbh 40 Gallons							
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  
BELMONT/ENRICO FERMI BRANCH LIBRARY**

**Asset # : 4219**

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

Vertical Transport

Elevators

Hydraulic

100%

LIFE

\* \*

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

*Location : From 1st To 3rd Floor*

*Explanation : One Unit*

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

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

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

Print Date : 12-Aug-2025

**NEW YORK PUBLIC LIBRARY - FY 2026**

**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** : 30-Apr-2025 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2  
**Block** : 1852 **Lot** : 49 **BIN** : 1055906

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Interior Architecture		\$254,900
Mechanical		\$681,100
<b>Total</b>		<b>\$936,000</b>
Importance Code B		\$936,000
<b>Total</b>		<b>\$936,000</b>

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$52,000	\$2,600		
Interior Architecture	\$52,700		\$12,500	\$800
Electrical	\$3,200	\$2,600	\$3,100	\$2,600
Mechanical	\$24,400	\$3,100	\$11,200	\$3,700
Site Pavements	\$1,100			
Elevators/Escalators	\$7,200	\$7,200	\$7,200	\$7,200
<b>Total</b>	<b>\$140,700</b>	<b>\$15,600</b>	<b>\$34,000</b>	<b>\$14,300</b>
Importance Code A	\$54,100	\$4,700	\$2,100	\$2,100
Importance Code B	\$74,300	\$10,900	\$31,900	\$11,800
Importance Code C	\$12,200			\$400
<b>Total</b>	<b>\$140,700</b>	<b>\$15,600</b>	<b>\$34,000</b>	<b>\$14,300</b>



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

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

Architecture		Current Repair			Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior										
	Exterior Walls									
	Glazed Ceramic Panel	5%			LIFE	**	5	\$12,900		
	Masonry: Brick	95%			LIFE	**	5	\$52,200		
	Windows									
	Aluminum	100%			2058	**	5	\$5,200		
	Parapets									
	Masonry: Brick	80%			LIFE	**	5-10	\$16,600		
		Other Observation, Extent : N/A, Area Affected : 100%								
		Location : All Parapets								
		Explanation : Wrapped Up Waterproofing Membrane								
	Pre-Cast Concrete	20%			LIFE	**	5	\$7,600		
	Roof									
	Copper/Terne	5%	Now	\$1,500	2051	**				
		Water Penetration, Extent : Moderate, Area Affected : 20%								
		Location : Over Emergency Stairs								
	Modified Bitumen	95%			2044	**	10	\$21,300		
		Recent Installation, Extent : N/A, Area Affected : 100%								
		Location : All Roof								
	Soffits									
	Stucco Cement	100%			2049	**	5			
Interior										
	Floors									
	Carpet	35%			2035	\$197,300	3	\$16,500		
	Cast in Place Concrete	5%			LIFE	**	5	\$6,900		
	Ceramic Tile	3%			2049	**	5	\$900		
		Recent Installation, Extent : N/A, Area Affected : 3%								
		Location : Toilet Room								
	Mosaic Tile	2%			2049	**	5	\$1,600		
	Terrazzo	10%			LIFE	**	5	\$4,900		
	Vinyl Tile	30%			2041	**	3	\$3,500		
	Vinyl Tile 9" X 9"	10%	2-4	\$5,100	2036	\$254,900	3	\$1,200		
		Worn/Erode, Extent : Light, Area Affected : 2%								
		Location : Basement								
	Wood	5%			2064	**	5	\$2,900		
		Other Observation, Extent : N/A, Area Affected : 100%								
		Location : Lobby								
		Explanation : Wood Ceramic Tiles								

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

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Interior									
Interior Walls									
Ceramic Tile	5%			2045	**	5	\$900		
Concrete Masonry Unit	5%			LIFE	**	5	\$700		
Gypsum Board	30%			LIFE	**	5-10	\$8,800		
Plaster	45%	0-2	\$3,800	LIFE	**	5	\$2,300		
Cracking/Crumbling, Extent : Light, Area Affected : 2%									
Location : Bulkhead Stairway									
Paint Peeling, Extent : Light, Area Affected : 2%									
Location : Bulkhead Stairway									
Water Penetration, Extent : Light, Area Affected : 2%									
Location : Bulkhead Stairway									
SGFT/Glazed Masonry	15%			LIFE	**	10	\$1,300		
Ceilings									
AcousTileConcealSpLn	30%			2041	**	5	\$11,800		
AcousTileSusp.Lay-In	5%			2049	**	5	\$1,600		
AcousTileSusp.Lay-In	15%			2049	**	5	\$4,700		
Exposed Struc: Concrete	35%			LIFE	**	5-10	\$13,700		
Plaster	10%	Now	\$4,800	LIFE	**	5	\$2,000		
Cracking/Crumbling, Extent : Severe, Area Affected : 10%									
Location : Rear Emergency Stairwell									
Paint Peeling, Extent : Moderate, Area Affected : 5%									
Location : Rear Emergency Stairwell									
Wood	5%			LIFE	**	5	\$27,500		
Site Enclosure									
Fence/Gates									
Aluminum Rail	40%			2049	**	5-10			
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Front And Street Side									
Explanation : Stainless Steel Railing On Ramps And Walkways									
Chain Link	60%			2056	**				
Retaining Walls									
Cast in Place Concrete	100%			2071	**				
Site Pavements									
Public Sidewalk									
Cast in Place Concrete	100%			2049	**				
On-Site Walkways									
Cast in Place Concrete	95%			2049	**				
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Front And Side Entry									
Explanation : Ramps Walkways With Stainless Steel Railings									
Masonry: Granite	5%	Now	\$1,100	LIFE	**				
Joint Mortar Miss/Erode, Extent : Severe, Area Affected : 25%									
Location : Front Entry									
Parking/Driveway									
Cast in Place Concrete	100%			2049	**				

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Molded Case Bkrs	100%			2056	* *	5	\$600	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : Main Service Disconnect Switch Rated At 400 Amperes							
	Switchgear / Switchboard								
	Molded Case Bkrs	100%			2056	* *	5	\$600	
	Raceway								
	Conduit	100%			2056	* *	1		
	Panelboards								
	Fused Disc Sw	5%			2052	* *	5		
	Molded Case Bkrs	95%			2052	* *	5	\$500	
	Wiring								
	Thermoplastic	100%			2056	* *	1		
	Motor Controllers								
	Locally Mounted	100%			2049	* *	5	\$100	
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$600	
Stand-by Power									
	Transfer Switches								
	Automatic	100%			2049	* *	1	\$6,500	
Lighting									
	Interior Lighting								
	LED	100%			2044	* *			
	Egress Lighting								
	Emergency, Battery	50%			2041	* *	10	\$2,500	
	Exit, LED	50%			2064	* *	1		
	Exterior Lighting								
	LED	10%			2044	* *			
	No Component	90%							
Alarm									
	Security System								
	Generic	10%			2041	* *	1	\$800	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Reading Area And Exit Doors							
		Explanation : Intrusion Alarm And Motion Sensor							
	Generic	90%			2041	* *	1	\$7,100	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Reading Areas, Lobby, Basement							
		Explanation : CCTV Surveillance Cameras							
	Fire/Smoke Detection								
	Generic, Digital	100%			2041	* *	1-3	\$12,900	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Manual Pull Stations, Alarm Bells, Smoke Detectors, Strobe Lights, Horns							

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Plant Campus Steam / PRV	100%			2056	* *	1		
				Other Observation, Extent : Severe, Area Affected : 100%					
				Location : Basement					
				Explanation : Heat Supplied From Adjoining Health Building					
	Conversion Equipment								
	Steam Boiler	100%			2041	* *	1	\$20,800	
				Other Observation, Extent : Severe, Area Affected : 100%					
				Location : Basement					
				Explanation : One Boiler Located In Adjacent Health Building					
	Distribution								
	Central Plant Steam Piping/Pmp	100%			2046	* *	4	\$1,000	
	Terminal Devices								
	Convactor/Radiator	100%	0-2	\$8,700	2034	\$174,100	1	\$6,100	
				Damaged, Extent : Moderate, Area Affected : 5%					
				Location : Second Floor. Damaged Radiator Cover					
Air Conditioning									
	Energy Source								
	Electricity	100%			2044	* *	1		
	Conversion Equipment								
	Exterior Pkg Unit - Cooling	100%			2036	\$233,500	2	\$1,300	
				R-22 Refrigerant, Extent : Light, Area Affected : 100%					
				Location : Roof					
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2	\$34,100	
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$18,500	
	Exhaust Fans								
	Roof	100%			2036	\$41,300	2	\$600	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2036	\$273,500	1		
	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**  
**BLOOMINGDALE BRANCH LIBRARY**  
**Asset # : 4220**

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

Vertical Transport

Elevators

Hydraulic

100%

LIFE

\* \*

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

*Location : Basement To Second Floor*

*Explanation : One Unit*

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Print Date : 12-Aug-2025

**NEW YORK PUBLIC LIBRARY - FY 2026**

**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** : 20-May-2025 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3,4,5  
**Block** : 3154 **Lot** : 83 **BIN** : 2827656

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	\$215,500	
Interior Architecture	\$131,100	
Electrical		\$590,600
Mechanical	\$279,700	\$5,339,800
<b>Total</b>	<b>\$626,200</b>	<b>\$5,930,400</b>
Importance Code A	\$215,500	
Importance Code B	\$338,900	\$5,930,400
Importance Code C	\$71,900	
<b>Total</b>	<b>\$626,200</b>	<b>\$5,930,400</b>

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$99,100	\$14,100	\$36,400	
Interior Architecture	\$152,700		\$54,300	
Electrical	\$14,600	\$12,100	\$14,800	\$14,600
Mechanical	\$65,500	\$25,300	\$34,500	\$20,200
Site Pavements	\$15,700			
Elevators/Escalators	\$23,000	\$23,000	\$23,000	\$23,000
<b>Total</b>	<b>\$370,700</b>	<b>\$74,600</b>	<b>\$163,100</b>	<b>\$57,900</b>
Importance Code A	\$102,700	\$17,800	\$40,100	\$3,700
Importance Code B	\$220,400	\$56,700	\$123,000	\$54,200
Importance Code C	\$47,500			
<b>Total</b>	<b>\$370,700</b>	<b>\$74,600</b>	<b>\$163,100</b>	<b>\$57,900</b>



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

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior									
Exterior Walls									
Concrete Masonry Unit	40%			LIFE	**	5	\$43,100		
Glass Block	8%			LIFE	**	5	\$8,600		
Other Observation, Extent : Light, Area Affected : 100%									
Location : West Facade At Stairs									
Explanation : Component Actually Insulated Fritted Glass Panels									
Metal/Glass Curt Wall	25%			LIFE	**	5	\$80,900		
Metal Panel	5%			2062	**	5-10	\$29,700		
Metal Sect. OHD	2%			2053	**	5	\$5,400		
Granite Panels	20%	0-2	\$215,500	LIFE	**	5	\$12,900		
Other Observation, Extent : Light, Area Affected : 5%									
Location : Balcony Areas And Other Areas Throughout									
Explanation : Hairline Cracks									
Windows									
Aluminum	95%			2058	**	5	\$4,800		
Metal Louvers	5%			2049	**	10	\$1,600		
Parapets									
Concrete Masonry Unit	25%			LIFE	**	5-10	\$11,000		
Metal/Glass Curt Wall	10%			2062	**	5	\$3,100		
Metal Panel	5%			2062	**	5	\$1,600		
Metal Rail	5%			2053	**	5-10	\$7,200		
Metal: Cage/Fence	10%			2053	**	5-10	\$6,200		
Granite Panels	10%			LIFE	**	5-10	\$9,500		
Stucco Cement	35%			2053	**	5	\$7,200		
Roof									
Metal Panel	50%			2049	**	10	\$34,800		
Plaza Roof: Stone Panels	10%	Now	\$5,000	2056	**				
Other Observation, Extent : Light, Area Affected : 15%									
Location : 5th Floor Roof Deck									
Explanation : Cracking And Crumbling Stone Panels									
Single Ply Membrane	30%			2041	**	10	\$11,400		
Skylight, Metal/Glass	10%			2056	**	10	\$12,700		
Soffits									
Metal Panel	100%			2056	**	5-10	\$39,700		
Interior									
Floors									
Carpet	30%			2035	\$600,100	3	\$50,200		
Cast in Place Concrete	15%			LIFE	**	5	\$73,200		
Mosaic Tile	5%			2049	**	5	\$13,900		
Sheet Vinyl/Rubber	40%	4+	\$59,200	2041	**	5	\$33,400		
Seams Open/Split, Extent : Light, Area Affected : 15%									
Location : Office Corridors									
Worn/Erode, Extent : Moderate, Area Affected : 75%									
Location : Childrens Floor, Computer Areas									
Terrazzo	10%			LIFE	**	5	\$17,400		
Horizontal Cracks, Extent : Light, Area Affected : 5%									
Location : Near Stairs									

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

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

**Interior**

**Interior Walls**

Glass: Single Pane	5%			LIFE	**	5		\$7,000	
Gypsum Board	70%			LIFE	**	5-10		\$111,100	
Metal Panel	10%			LIFE	**	10		\$4,200	
Mosaic Tile	3%			LIFE	**	10		\$1,800	
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%			2056	**	1			

**Site Pavements**

**Public Sidewalk**

Pavers/Stone	100%	Now		\$15,700	2045	**			
<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		
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%			2056	**	5		\$300	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>									
<i>Location : Electrical Room</i>									
<i>Explanation : One 5000 Amperes, One 4000 Amperes, One 3000 Amperes, 1200 Amperes, 1600 Ampere</i>									

**Transformers**

Dry Type	100%			2049	**	5		\$300	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>									
<i>Location : Electrical Room, Computer Room And Elevator Room</i>									
<i>Explanation : One 45 Kilovolt Ampere And Two 20 Kilovolt Ampere, One 45 Kilovolt Ampere</i>									

**Switchgear / Switchboard**

Fused Disc Sw	100%			2056	**	5		\$300	
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**Raceway**

Conduit	100%			2056	**	1			
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**Panelboards**

Fused Disc Sw	10%			2044	**	5		\$200	
Molded Case Bkrs	90%			2044	**	5		\$1,800	

**Wiring**

Thermoplastic	100%			2056	**	1			
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**Motor Controllers**

Locally Mounted	50%			2041	**	5		\$300	
Variable Frequency	50%			2041	**				
Drive									

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ground									
	Grounding Devices								
	Generic	100%			LIFE	**	5	\$2,200	
		Corroded, Extent : Light, Area Affected : 100%							
		Location : Sprinkler Valve Room							
Stand-by Power									
	Transfer Switches								
	Automatic	100%			2049	**	1	\$22,900	
	Generators								
	Diesel	100%			2045	**	1	\$28,800	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Generator Room 2nd Floor Roof							
		Explanation : One 455 Kilowatts							
	Batteries								
	Lead/Acid	100%			2030	\$2,500	5	\$2,800	
	Fuel Storage								
	Main Tank	100%			2064	**	5		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : 2nd Floor Roof							
		Explanation : One 275 Gallons							
Lighting									
	Interior Lighting								
	Fluorescent	60%			2036	\$506,200	10	\$41,000	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
	Fluorescent	10%			2036	\$84,400	10	\$6,800	
		Compact Fluorescent Light, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
	LED	30%			2044	**			
	Egress Lighting								
	Emergency, Battery	50%			2041	**	10	\$9,000	
	Exit, Battery	50%			2041	**	10	\$2,500	
	Exterior Lighting								
	HID	25%			2041	**	10	\$100	
	No Component	75%							
Lightning Protection									
	Arresters/Cabling								
	Generic	100%			2064	**	5	\$400	
Alarm									
	Security System								
	Generic	100%			2041	**	1	\$27,800	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Hallways, Reading Area, Lobby And Exit Doors							
		Explanation : CCTV Surveillance Cameras, Intrusion Alarm And Motion Sensor							

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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**  
**BRONX LIBRARY CENTER REFERENCE CENTER**  
**Asset # : 13852**

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

## Alarm

Fire/Smoke Detection  
Generic, Digital

100%

2041

\* \*

1-3

\$45,900

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

*Location : Throughout The Building*

*Explanation : Strobe Lights, Alarm Bells, Manual Pull Stations, Smoke Detectors, Horns And Fire Alarm Panel*

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

## Heating

Energy Source  
Natural Gas

100%

2056

\* \*

1

Conversion Equipment  
Hot Water Boiler

100%

2041

\* \*

1

\$36,800

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

*Location : Basement Boiler Room*

*Explanation : Two Modular Units, Bank Of 3 And Bank Of 6*

## Distribution

Hot Wtr Piping/Pump

100%

2052

\* \*

4

\$5,500

## Terminal Devices

Convactor/Radiator  
No Component

30%  
70%

2049

\* \*

1

\$7,200

*Other Observation, Extent : N/A, Area Affected : 0%*

*Location :*

*Explanation : Reported Under Air Conditioning*

## Controls

Digital

100%

2031

\$2,170,300

## Air Conditioning

Energy Source  
Electricity

100%

2052

\* \*

1

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

*Location : Building Exterior*

*Explanation : Temporary Chiller*

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

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Conversion Equipment								
Reciprocating Compr/Chiller	95%	Now	\$211,800	2031	\$1,059,100	1	\$29,500	
	Broken, Extent : Severe, Area Affected : 100%							
	Location : Roof							
	R-22 Refrigerant, Extent : Light, Area Affected : 100%							
	Location : Roof							
Water Cooled interior Pkg Unit	5%	Now	\$13,600	2030	\$67,800	2		
	Broken, Extent : Severe, Area Affected : 100%							
	Location : Telecom Room							
	R-22 Refrigerant, Extent : Light, Area Affected : 100%							
	Location : Telecom Room							
Distribution								
CW & CHW Wtr Pipe/Pump	100%			2056	* *	4	\$5,500	
Terminal Devices								
Air Handler/Cool/Ht	90%			2036	\$1,319,600	1	\$41,500	
Fan Coil - 2 Pipe	3%			2036	\$69,200	1	\$700	
Fan Coil - 4 Pipe	7%			2036	\$201,200	1	\$1,700	
Heat Rejection								
Air Cooled Condenser Unit	100%			2031	\$218,800	2	\$51,900	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$65,800	
Exhaust Fans								
Interior	90%			2036	\$301,600	2	\$2,100	
Roof	10%			2036	\$14,700	2	\$200	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2056	* *	1		
Water Heater With Tanks								
Not Accessible	100%							
	Other Observation, Extent : N/A, Area Affected : 0%							
	Location :							
	Explanation : Inaccessible Electric Units Installed Above Ceiling Panels							
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2031	\$15,100	4	\$2,400	
Sewage Ejector(s)								
Electric	100%			2031	\$39,600	4	\$4,400	
Backflow Preventer								
Generic	100%			2036	\$33,700	1	\$4,600	

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Fixtures								
	Generic	100%							
	Booster Pump w/Tank								
	Generic	100%			2031	\$36,700	1	\$16,500	
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE		* *		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : 2 Units From Basement To 5th Floor, 1 Unit From Basement To 4th Floor							
		Explanation : 3 Units, 2 Public, 1 Staff							
Fire Suppression									
	Standpipe								
	Generic	100%			2046		* *	1-5	\$37,600
	Sprinkler								
	Generic	100%			2046		* *	1-2	\$20,900
	Fire Pump								
	Generic	100%			2039		* *	1	\$13,900

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Print Date : 12-Aug-2025

**NEW YORK PUBLIC LIBRARY - FY 2026**

**Asset Name** : CENTRAL RESEARCH LIBRARY STEPHEN A. SCHWARTZMAN BLDG  
**Address** : 476 FIFTH AVENUE 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** : 19-Mar-2025 **Landmark Status** : INTERIOR & EXTERIOR LANDMARK  
**Areas Surveyed** : Basement, Sub Basement, Roof, Floors 1,3,G,AT  
**Block** : 1257 **Lot** : 1 **BIN** : 1034194

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	\$4,598,400	\$998,100
Interior Architecture	\$14,044,400	\$5,748,600
Electrical		\$3,040,800
Mechanical	\$3,155,400	\$47,558,600
Site Pavements	\$78,500	
<b>Total</b>	<b>\$21,876,700</b>	<b>\$57,346,100</b>
Importance Code A	\$4,598,400	\$2,019,800
Importance Code B	\$12,170,700	\$54,666,600
Importance Code C	\$5,107,600	\$659,600
<b>Total</b>	<b>\$21,876,700</b>	<b>\$57,346,100</b>

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture				
Interior Architecture	\$151,500		\$139,000	\$17,000
Electrical	\$124,200	\$100,200	\$113,900	\$106,500
Mechanical	\$354,500	\$224,900	\$276,800	\$222,200
Site Pavements	\$5,000			
Elevators/Escalators	\$57,600	\$57,600	\$57,600	\$57,600
<b>Total</b>	<b>\$692,800</b>	<b>\$382,800</b>	<b>\$587,200</b>	<b>\$403,300</b>
Importance Code A	\$19,100	\$18,000	\$18,600	\$25,100
Importance Code B	\$598,600	\$364,700	\$539,500	\$378,200
Importance Code C	\$75,000		\$29,200	
<b>Total</b>	<b>\$692,800</b>	<b>\$382,800</b>	<b>\$587,200</b>	<b>\$403,300</b>



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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)	
Exterior								
	Exterior Walls							
	Masonry: Marble	98%			LIFE	* *	5	\$437,300
	Window Wall	2%			2056	* *	5	\$22,300
	Windows							
	Bronze/Brass	18%	Now	\$280,300	2044	* *	5	\$44,400
	Glazing Broken/Cracked, Extent : Moderate, Area Affected : 2%							
	Location : 3rd Floor Corridors Overlooking Courtyard							
	Thermally Inefficient, Extent : Light, Area Affected : 100%							
	Location : Throughout							
	Bronze/Brass	82%			2044	* *	5	\$404,100
	Parapets							
	Masonry: Marble	95%			LIFE	* *	5-10	\$818,700
	Metal Rail	5%			2041	* *	5-10	\$63,800
	Roof							
	Copper/Terne	30%			2051	* *	10	\$188,000
	Modified Bitumen	55%			2044	* *	10	\$137,900
	Patching Evident, Extent : Moderate, Area Affected : 5%							
	Location : Perimeters							
	Skylight, Metal/Glass	5%	Now	\$2,931,700	2062	* *		
	Water Penetration, Extent : Severe, Area Affected : 75%							
	Location : Bartos Forum							
	Sloped Glazing	5%	Now	\$231,500	LIFE	* *	5	\$167,100
	Glazing Broken/Cracked, Extent : Moderate, Area Affected : 10%							
	Location : At Roof Near Courtyard							
	Not Accessible	5%						
	Soffits							
	Granite Panels	100%			LIFE	* *	5	
Interior								

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Floors									
	Carpet	10%			2035	\$1,784,800	3	\$136,400	
	Cast in Place Concrete	5%			LIFE	**	5	\$198,900	
	Ceramic Tile	3%	0-2	\$34,100	2045	**	5	\$13,600	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 1%								
	Location : 3rd Floor Corridor Near Toilet Rooms								
	Marble Panels	24%			LIFE	**	5	\$327,300	
	Marble Panels	21%	Now	\$6,972,200	LIFE	**	5	\$143,200	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
	Location : Corridors								
	Quarry Tile	5%			2049	**	5	\$68,200	
	Recent Replace Evident, Extent : N/A, Area Affected : 10%								
	Location : Visitor Center								
	Terrazzo	7%	0-2	\$132,100	LIFE	**	5	\$49,700	
	Cracking/Crumbling, Extent : Light, Area Affected : 5%								
	Location : Stairs								
	Vinyl Tile	15%			2036	\$4,181,700	3	\$68,200	
	Cracking/Crumbling, Extent : Light, Area Affected : 5%								
	Location : Room 100								
	Wood	10%			2064	**	5	\$170,500	
	Recent Repair Evident, Extent : N/A, Area Affected : 10%								
	Location : Library Cafe Converted From Classroom / Reading Room								
Interior Walls									
	Ceramic Tile	5%			2039	**	5	\$58,400	
	Concrete Masonry Unit	5%	Now	\$304,500	LIFE	**	5	\$23,400	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
	Location : Basement								
	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	10%	0-2	\$1,714,600	LIFE	**			
	Cracking/Crumbling, Extent : Moderate, Area Affected : 2%								
	Location : Corridors								
	Plaster	25%	Now	\$2,364,600	LIFE	**	5	\$87,600	
	Deteriorated Finish, Extent : Moderate, Area Affected : 10%								
	Location : Basement								
	Water Penetration, Extent : Moderate, Area Affected : 20%								
	Location : Library Book Stack Room, Bryant Park Side								
	Plaster	30%			LIFE	**	5-10	\$297,700	
	Wood	10%			LIFE	**	5	\$934,000	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Main Reading Room								
	Explanation : Repairs In Progress								

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTileSusp.Lay-In	5%	Now	\$55,800	2049	**	5	\$30,200	
	Staining/Discoloring, Extent : Moderate, Area Affected : 5%							
	Location : Basement							
AcousTileSusp.Lay-In	5%			2049	**	5	\$60,500	
Exposed Struc: Concrete	12%			LIFE	**	5-10	\$181,400	
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : Area Under Bryant Park							
	Explanation : Stack / Archive Storage							
Exposed Struc: Steel	8%			LIFE	**	10	\$193,500	
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : Below Main Reading Room And Penthouse							
	Explanation : Book Stacks							
Masonry: Infill Arch	5%			LIFE	**	10	\$30,200	
Masonry: Marble	15%			LIFE	**	1		
Metal Panel	5%			LIFE	**	5	\$151,200	
Plaster	33%	Now	\$841,900	LIFE	**	5	\$249,400	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 5%							
	Location : Basement							
Plaster	12%			LIFE	**	5-10	\$249,400	
Site Enclosure								
Free Standing Walls								
Masonry: Fieldstone	100%			2056	**			
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : Bryant Park Side							
	Explanation : Domed Classical Canopy And Its Columns The Seated Bronze Figure Beneath							
Retaining Walls								
Masonry: Fieldstone	100%			2046	**			
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : Throughout							
	Explanation : Granite Clad With Granite Balustrade							
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	\$78,500	2041	**			
	Cracking/Crumbling, Extent : Light, Area Affected : 10%							
	Location : Throughout							
On-Site Walkways								
Masonry: Granite	85%			LIFE	**			
Masonry: Marble	10%			LIFE	**	5		
Pavers/Stone	5%			2045	**			
Parking/Driveway								
Asphalt	100%	Now	\$5,000	2045	**			
	Cracking/Crumbling, Extent : Moderate, Area Affected : 20%							
	Location : Throughout							

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Service Equipment									
	Air Circuit Breaker	33%			2062	* *	5	\$1,000	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : North Electrical Room							
		Explanation : Two 3,000 Ampere Main Disconnect Switches							
	Fused Disc Sw	67%			2046	* *	5	\$1,700	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : North And South Electrical Rooms							
		Explanation : Two 2,500 Ampere, One 3000 Ampere, One 4,000 Ampere Main Disconnect Switches							
Transformers									
	Dry Type	90%			2053	* *	5	\$2,000	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Various Capacities							
	Dry Type	10%			2041	* *	5	\$200	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Various Capacities							
Switchgear / Switchboard									
	Fused Disc Sw	50%			2062	* *	5	\$1,300	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : North Electrical Room							
		Explanation : 7 Sections							
	Fused Disc Sw	40%			2046	* *	5	\$1,000	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : South Electrical Room							
		Explanation : 5 Sections							
	Molded Case Bkrs	10%			2062	* *	5	\$1,600	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : B P S E Electrical Room							
		Explanation : 2 Sections							
Raceway									
	Conduit	40%			2036	\$235,000	1		
	Conduit	40%			2056	* *	1		
	Conduit	20%			2062	* *	1		
Panelboards									
	Fused Disc Sw	10%			2052	* *	5	\$1,400	
	Molded Case Bkrs	30%			2052	* *	5	\$4,800	
	Molded Case Bkrs	60%			2035	\$239,200	5	\$9,600	
Wiring									
	Thermoplastic	40%			2036	\$238,100	1		
	Thermoplastic	40%			2056	* *	1		
	Thermoplastic	20%			2062	* *	1		

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Motor Controllers								
	Locally Mounted	15%			2053	* *	5	\$600	
	Locally Mounted	15%			2034	\$318,100	5	\$600	
	Motor Control Center	40%			2034	\$775,400	5	\$6,600	
	Variable Frequency Drive	30%			2049	* *			
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$17,900	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Milstein Cellar Electrical Room, North And South Basement Water Mains								
	Explanation : Locations Noted								
Stand-by Power									
	Transfer Switches								
	Automatic	100%			2053	* *	1	\$186,900	
	Generators								
	Diesel	100%			2049	* *	1	\$235,300	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Ground Floor Generator Room								
	Explanation : One 1,250 Kva Rated Generator								
	Batteries								
	Lead/Acid	100%			2030	\$2,700	5	\$22,500	
	Fuel Storage								
	Day Tank	4%			2058	* *	5		
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Ground Floor Generator Room								
	Explanation : One 60 Gallon Capacity								
	Main Tank	96%			2071	* *	5		
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Sub-basement Tank Room								
	Explanation : One 1,800 Gallon Capacity								
Lighting									
	Interior Lighting								
	Fluorescent	5%			2041	* *	10	\$27,900	
	Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
	Location : Throughout The Building								
	Fluorescent	10%			2041	* *	10	\$55,700	
	T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
	Location : Throughout The Building								
	LED	45%			2044	* *			
	LED	40%			2041	* *			
	Egress Lighting								
	Emergency, Service	40%			2041	* *	1		
	Emergency, Battery	10%			2036	\$113,200	10	\$14,700	
	Exit, Service	25%			2031	\$57,100	1		
	Exit, Battery	25%			2036	\$194,700	10	\$10,300	

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting									
	Exterior Lighting								
	HID	25%			2036	\$786,500	10	\$500	
	No Component	75%							
Alarm									
	Security System								
	Generic	50%			2041	* *	1	\$113,400	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Building Interior And Exterior							
		Explanation : CCTV Surveillance System							
	Generic	50%			2044	* *	1	\$113,400	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Exhibit Room							
		Explanation : Intrusion Alarm System							
	Fire/Smoke Detection								
	Generic, Digital	100%			2041	* *	1-3	\$374,400	
Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Utility Steam	99%			2046	* *	1		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Sub-basement - Steam Room							
		Explanation : Steam Supplied By Con Edison							
	Electricity	1%			2056	* *	1		
	Conversion Equipment								
	Heat Exchanger, Plate & Frame	60%			2032	\$1,021,700	1	\$180,200	
	Pres. Reducing Valve/LP	39%			2045	* *	5	\$14,100	
	Steam								
	Radiant Heater	1%			2041	* *	2	\$2,800	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Corridor And Stair To Emergency Generator Room, 3rd Floor Reading Rooms							
		Explanation : Electric Unit Heaters, Electric Coils							
	Distribution								
	Hot Wtr Piping/Pump	5%	Now	\$22,100	2035	\$73,700	4	\$1,500	
		Leak Evident, Extent : Light, Area Affected : 5%							
		Location : Various Locations							
	Hot Wtr Piping/Pump	55%			2035	\$810,900	4	\$24,700	
	Steam Piping/Pump	40%	Now	\$43,200	2036	\$2,159,600			
		Leak Evident, Extent : Light, Area Affected : 5%							
		Location : Various Locations							

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Terminal Devices								
	Air Handler	5%			2031	\$634,400	1	\$18,800	
	Convactor/Radiator	1%			2034	\$55,100	1	\$2,000	
		Abandoned in Place, Extent : Light, Area Affected : 100%							
		Location : Old Steam Radiators. Corridors, Book Storage In Original Building, And Other Locations							
	Unit Heater - Hot Water	3%			2036	\$119,900			
	Unit Heater - Hot Water	2%	Now	\$1,600	2036	\$79,900			
		Leak Evident, Extent : Moderate, Area Affected : 5%							
		Location : Basement - North Water Meter Room							
	Unit Heater - Steam	5%			2036	\$191,600	4	\$4,200	
	No Component	84%							
		Other Observation, Extent : N/A, Area Affected : 0%							
		Location : Throughout							
		Explanation : Reported Under Air Conditioning							
Controls									
	Digital	90%			2031	\$17,427,500			
	Pneumatic	1%			2030	\$130,300			
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Basement Mechanical Rooms In Original Building							
		Explanation : Abandoned In Place. No Replacement Is Provided For Air Handler Units							
	No Component	9%							
Air Conditioning									
	Energy Source								
	Electricity	100%			2052	* *	1		
Conversion Equipment									
	Centrifugal, Elec Chiller	50%			2039	* *	1	\$328,700	
		R-134a Refrigerant, Extent : Light, Area Affected : 100%							
		Location : East Sub-basement - Chiller Room							
	Centrifugal, Elec Chiller	25%			2049	* *	1	\$164,400	
		R-134a Refrigerant, Extent : Light, Area Affected : 100%							
		Location : East Sub-basement - Chiller Room							
		Recent Installation, Extent : N/A, Area Affected : 100%							
		Location : East Sub-basement - Chiller Room							
	Reciprocating Compr/Chiller	24%			2036	\$2,387,200	1	\$67,600	
		R-134a Refrigerant, Extent : Light, Area Affected : 100%							
		Location : West Sub-basement - Chiller Room							
	Split Unit	1%			2041	* *			
		R-410a Refrigerant, Extent : Light, Area Affected : 100%							
		Location : Various Locations							
Distribution									
	CW & CHW Wtr Pipe/Pump	60%			2036	\$654,100	4	\$26,900	
	CW & CHW Wtr Pipe/Pump	40%			2056	* *	4	\$18,000	

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

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
Terminal Devices									
	Air Handler/Cool/Ht	40%	Now	\$261,600	2031	\$5,232,900	1	\$135,200	
Broken, Extent : Moderate, Area Affected : 5%									
Location : Basement Mechanical Rooms C-1, C-2, C-3, Near Steam Room And Near North Water Meter Room									
On Extended Life, Extent : Light, Area Affected : 100%									
Location : Mechanical Rooms In Original Building									
	Air Handler/Cool/Ht	35%			2036	\$4,578,800	1	\$131,500	
	Air Handler/Cool/Ht	20%			2031	\$2,616,500	1	\$75,100	
	Fan Coil - 2 Pipe	5%			2041	* *	1	\$9,800	
Heat Rejection									
	Water Cooling Tower	70%			2030	\$2,383,900	2	\$428,000	
	Water Cooling Tower	30%			2040	* *	2	\$183,400	
Recent Installation, Extent : N/A, Area Affected : 100%									
Location : Roof									
Ventilation									
Distribution									
	Ductwork/Diffusers	7%	Now	\$103,600	LIFE	* *	2-5	\$23,700	
Corroded, Extent : Moderate, Area Affected : 1%									
Location : Crawlspace, Basement Mechanical Room C-1									
	Ductwork/Diffusers	93%			LIFE	* *	2-5	\$498,800	
Exhaust Fans									
	Interior	60%			2036	\$1,794,100	2	\$11,200	
	Interior	30%			2041	* *	2	\$5,600	
	Roof	10%			2036	\$130,800	2	\$1,900	
Plumbing									
H/C Water Piping									
	Brass/Copper	80%			2036	\$6,927,400	1		
	Brass/Copper	10%			2056	* *	1		
	Galvanized Steel	10%			2049	* *	1		
Water Heater With Tanks									
	Electric	100%			2031	\$26,200	4		
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Basement									
Explanation : One 40 Gallon Unit - 6kw									
HW Heat Exchanger									
	Steam Fired	100%			2062	* *	4	\$60,100	
Recent Installation, Extent : N/A, Area Affected : 100%									
Location : Basement - Heat Exchanger Room									
Sanitary Piping									
	Cast Iron	80%	Now	\$135,900	LIFE	* *	1		
Blockage /Clogged, Extent : Moderate, Area Affected : 5%									
Location : Basement - South Water Meter Room									
Leak Evident, Extent : Light, Area Affected : 5%									
Location : Sub-basement Mechanical Room Near Steam Room, Basement Corridor Near North Water Meter Room									
	Cast Iron	20%			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**  
**CENTRAL RESEARCH LIBRARY STEPHEN A. SCHWARTZMAN BLDG**  
**Asset # : 1924**

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	30%			2031	\$40,500	4	\$5,800	
Submersible	70%			2027	\$14,500	4	\$13,500	
Sewage Ejector(s)								
Electric	100%			2036	\$353,000	4	\$36,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Mechanical Room Under Auditorium								
Explanation : One Unit, 6kwt 40 Gallons								
Backflow Preventer								
No Component	50%							
Generic	50%			2041	* *	1	\$18,600	
Fixtures								
Generic	100%							
Instantaneous Hot Water								
Electric	100%			2041	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : President's Room, Engineer's Office, Locker Rooms								
Explanation : Under Sink Units								
Booster Pump w/Tank								
Generic	99%			2041	* *	1	\$16,400	
Generic	1%			2031	\$400	1	\$200	
Abandoned in Place, Extent : Light, Area Affected : 100%								
Location : South Attic								
Vertical Transport								
Elevators								
Geared Traction	80%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 80%								
Location : 5 Units From 1st To 3rd Floor; 2 Units From Sub-basement To 3rd Floor; 1 Freight Unit From Sub-cellar To 3rd Floor								
Explanation : Eight Units								
Hydraulic	20%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 20%								
Location : Basement To 3rd Floor								
Explanation : One Unit								
Fire Suppression								
Standpipe								
Generic	100%			2046	* *	1-5	\$306,300	
Sprinkler								
No Component	70%							
Generic	30%			2046	* *	1-2	\$51,000	
Fire Pump								
Generic	100%			2045	* *	1	\$113,400	

*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.*

Print Date : 12-Aug-2025

**NEW YORK PUBLIC LIBRARY - FY 2026**

**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** : 09-Jan-2025 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3,Ph  
**Block** : 280 **Lot** : 44 **BIN** : 1003425

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Interior Architecture		\$139,500
Mechanical		\$1,099,100
<b>Total</b>		<b>\$1,238,600</b>
Importance Code A		\$151,300
Importance Code B		\$1,087,300
<b>Total</b>		<b>\$1,238,600</b>

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$39,700		\$1,300	
Interior Architecture	\$100,700		\$2,100	\$500
Electrical	\$1,800	\$1,300	\$1,500	\$1,600
Mechanical	\$33,100	\$1,500	\$2,600	\$1,500
Site Pavements	\$2,500			
Elevators/Escalators	\$7,200	\$7,200	\$7,200	\$7,200
<b>Total</b>	<b>\$184,900</b>	<b>\$10,000</b>	<b>\$14,700</b>	<b>\$10,800</b>
Importance Code A	\$40,400	\$700	\$2,000	\$700
Importance Code B	\$96,400	\$9,300	\$11,800	\$10,100
Importance Code C	\$48,200		\$900	
<b>Total</b>	<b>\$184,900</b>	<b>\$10,000</b>	<b>\$14,700</b>	<b>\$10,800</b>



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

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	52%			LIFE	**	5	\$18,800	
Masonry: Granite	5%			LIFE	**	5	\$1,400	
Masonry: Limestone	35%			LIFE	**	5	\$9,500	
Slate Panels	3%			LIFE	**	5	\$800	
Stucco Cement	5%			2041	**	5	\$2,300	
Windows								
Aluminum	70%			2044	**	5	\$1,400	
Aluminum w/ Guards	25%			2052	**	5	\$500	
Metal Louvers	5%			2039	**	10	\$600	
Parapets								
Cast Stone/Terra Cotta	5%			LIFE	**	5-10	\$3,700	
Concrete Masonry Unit	10%			LIFE	**	5-10	\$1,400	
Other Observation, Extent : Light, Area Affected : 5%								
Location : Inside Face Of Parapet Wall								
Explanation : Peeling Paint								
Masonry: Brick	50%			LIFE	**	5-10	\$8,900	
Metal Panel	3%			2056	**	5	\$300	
Metal Rail	5%			2041	**	5-10	\$2,400	
Metal Security Bars	2%			2064	**			
Metal: Cage/Fence	2%			2041	**	5-10	\$400	
Slate	23%	2-4	\$7,900	LIFE	**	5	\$600	
Cracking/Crumbling, Extent : Moderate, Area Affected : 40%								
Location : Bluestone Coping Stones								
Roof								
Modified Bitumen	100%	Now	\$4,900	2041	**			
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Penthouse Window								
Interior								
Floors								
Carpet	5%			2035	\$18,900	3	\$1,600	
Cast in Place Concrete	8%			LIFE	**	5	\$7,400	
Ceramic Tile	5%			2045	**	5	\$1,100	
Marble Panels	2%			LIFE	**	5	\$600	
Sheet Vinyl/Rubber	10%			2036	\$139,500	5	\$3,200	
Vinyl Tile	25%			2041	**	3	\$2,000	
Wood	45%	4+	\$28,600	2064	**	5	\$8,900	
Deteriorated Finish, Extent : Moderate, Area Affected : 20%								
Location : Throughout 3rd Floor Public Spaces								
Interior Walls								
Ceramic Tile	5%			2039	**	5	\$1,800	
Glass: Single Pane	5%			LIFE	**	5	\$2,700	
Marble Panels	2%			LIFE	**	10	\$300	
Plaster	83%	Now	\$37,300	LIFE	**	5	\$9,100	
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Basement Front Wall Below Windows And Mechanical Room								
Wood	5%			LIFE	**	5	\$14,600	

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTileSusp.Lay-In	5%			2041	* *	5	\$1,100	
Plaster	95%			LIFE	* *	5-10	\$34,300	
Site Enclosure								
Free Standing Walls								
Masonry: Brick	100%			2046	* *			
Retaining Walls								
Masonry: Brick	100%			2046	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	0-2	\$600	2041	* *			
Tripping Hazard, Extent : Moderate, Area Affected : 5%								
Location : Proximate To Main Entrance								
On-Site Walkways								
Cast in Place Concrete	100%	0-2	\$1,900	2041	* *			
Ponding, Extent : Moderate, Area Affected : 10%								
Location : Rear Alley								

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2046	* *	5	\$100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room Basement								
Explanation : One 800 Ampere Disconnect Switch								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2046	* *	5	\$400	
Raceway								
Conduit	100%			2046	* *	1		
Panelboards								
Fused Disc Sw	5%			2044	* *	5		
Molded Case Bkrs	95%			2044	* *	5	\$400	
Wiring								
Thermoplastic	100%			2046	* *	1		
Motor Controllers								
Locally Mounted	100%			2041	* *	5	\$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	\$400	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Basement Sprinkler Control Room								
Explanation : Water Main Pipe Grounded								

**Lighting**

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

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

## Lighting

## Interior Lighting

LED

100%

2044

\* \*

## Egress Lighting

Emergency, Battery

50%

2041

\* \*

10

\$1,700

Exit, LED

50%

2064

\* \*

1

## Exterior Lighting

LED

20%

2044

\* \*

No Component

80%

## Alarm

## Security System

Generic

50%

2036

\$13,400

1

\$2,600

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

Generic

50%

2031

\$13,400

1

\$2,600

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

## Fire/Smoke Detection

Generic, Digital

100%

2036

\$36,700

1-3

\$8,900

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

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

## Heating

## Energy Source

Natural Gas

100%

2046

\* \*

1

## Conversion Equipment

Hot Water Boiler

100%

2034

\$151,300

1

\$6,900

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Basement. Boiler Room**Explanation : One Modular Unit (Bank Of Three)*

## Distribution

Hot Wtr Piping/Pump

100%

2035

\$31,100

4

\$1,000

## Terminal Devices

Convactor/Radiator

100%

2034

\$116,500

1

\$4,500

*On Extended Life, Extent : Light, Area Affected : 100%**Location : Throughout*

## Controls

Digital

100%

2034

\$409,100

## Air Conditioning

*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**  
**CHATHAM SQUARE BRANCH LIBRARY**  
**Asset # : 13325**

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Energy Source								
	Electricity	100%			2044	* *	1		
	Conversion Equipment								
	Ext Pkg Unit - Heating/Cooling	100%			2031	\$239,300	2	\$900	
				R-22 Refrigerant, Extent : Light, Area Affected : 100%					
				Location : Roof					
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%	Now	\$31,300	LIFE	* *	2-5	\$7,800	
				Insul. Deteriorating, Extent : Severe, Area Affected : 10%					
				Location : Roofs					
	Exhaust Fans								
	Roof	100%			2036	\$27,600	2	\$400	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2036	\$182,900	1		
	Water Heater With Tanks								
	Electric	100%			2034	\$24,000	4		
				Other Observation, Extent : N/A, Area Affected : 100%					
				Location : Basement. Boiler Room					
				Explanation : One Unit, 4.5 Kilowatts 30 Gallons					
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Backflow Preventer								
	Generic	100%			2036	\$6,400	1	\$900	
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE	* *			
				Other Observation, Extent : N/A, Area Affected : 100%					
				Location : Basement To Penthouse					
				Explanation : One Unit					
Fire Suppression									
	Sprinkler								
	No Component	70%							
	Generic	30%			2046	* *	1-2	\$1,200	

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

Print Date : 12-Aug-2025

**NEW YORK PUBLIC LIBRARY - FY 2026**

**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** : 13-Jun-2024 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1  
**Block** : 3777 **Lot** : 62 **BIN** : 2025381

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Mechanical	\$130,300	\$189,900
<b>Total</b>	<b>\$130,300</b>	<b>\$189,900</b>
Importance Code B	\$130,300	\$189,900
<b>Total</b>	<b>\$130,300</b>	<b>\$189,900</b>

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$9,400			
Interior Architecture		\$8,100	\$400	
Electrical	\$900	\$1,100	\$1,000	\$2,300
Mechanical	\$9,600	\$3,400	\$5,800	\$38,300
Site Enclosure	\$6,900			
Site Pavements	\$3,900			
<b>Total</b>	<b>\$30,700</b>	<b>\$12,600</b>	<b>\$7,200</b>	<b>\$40,600</b>
Importance Code A	\$12,500	\$500	\$500	\$600
Importance Code B	\$7,500	\$12,100	\$6,500	\$40,000
Importance Code C	\$10,800		\$200	
<b>Total</b>	<b>\$30,700</b>	<b>\$12,600</b>	<b>\$7,200</b>	<b>\$40,600</b>



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

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick	2%	Now	\$1,100	LIFE	**	5	\$300	
Cracking/Crumbling, Extent : Light, Area Affected : 2%									
Location : North Facade									
Water Penetration, Extent : Severe, Area Affected : 2%									
Location : Through Party Wall Of Adjacent Property Into Library									
	Masonry: Brick Cavity	58%			LIFE	**	5	\$7,800	
Graffiti, Extent : Light, Area Affected : 10%									
Location : North Wall									
	Window Wall	40%	4+	\$8,300	2055	**	5	\$10,100	
Other Observation, Extent : Light, Area Affected : 2%									
Location : North End Of Front Facade									
Explanation : One Missing Insect Screen									
Windows									
	Aluminum	100%			2051	**	5	\$1,300	
Parapets									
	Masonry: Brick	20%			LIFE	**	5	\$100	
	No Component	80%							
Roof									
	Modified Bitumen	100%			2045	**	10	\$25,100	
Drains Clogged, Extent : Light, Area Affected : 2%									
Location : Main Roof									
Recent Replace Evident, Extent : N/A, Area Affected : 100%									
Location : Main Roof									
Soffits									
	Exposed Struc: Steel	100%			LIFE	**	5	\$1,100	
Interior									
Floors									
	Cast in Place Concrete	10%			LIFE	**	5	\$3,200	
	Ceramic Tile	2%			2044	**	5	\$300	
	Vinyl Tile	88%			2040	**	3	\$4,800	
Interior Walls									
	Ceramic Tile	3%			2044	**	5	\$500	
	Concrete Masonry Unit	95%			LIFE	**	5	\$5,800	
	Gypsum Board	2%			LIFE	**	5	\$200	
Ceilings									
	AcousTileSusp.Lay-In	90%			2048	**	5	\$13,000	
	Exposed Struc: Concrete	8%			LIFE	**	5	\$200	
	Gypsum Board	2%			LIFE	**	5	\$400	

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**  
**CLASON'S POINT BRANCH LIBRARY**  
**Asset # : 13326**

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

## Site Enclosure

## Fence/Gates

## Chain Link

30% Now \$6,900 2055 \* \*

*Broken/Missing Elements, Extent : Severe, Area Affected : 50%*  
*Location : Side Yard*  
*Corrosion/Rusting, Extent : Severe, Area Affected : 100%*  
*Location : Side Yard*

## Metal: Cage/Fence

70% LIFE \* \*

*Other Observation, Extent : N/A, Area Affected : 100%*  
*Location : Roof*  
*Explanation : Chain Link Fence*

## Site Pavements

## Public Sidewalk

## Cast in Place Concrete

100% 2048 \* \*

## On-Site Walkways

## Cast in Place Concrete

100% 4+ \$3,900 2048 \* \*

*Misaligned/Bulging, Extent : Moderate, Area Affected : 5%*  
*Location : Side Yard*

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

## Under 600 Volts

## Service Equipment

## Molded Case Bkrs

100% 2035 \$44,000 5 \$300

*Other Observation, Extent : N/A, Area Affected : 100%*  
*Location : Electrical Room*  
*Explanation : Main Service Disconnect Switch Rated At 600 Amperes.*

## Switchgear / Switchboard

## Molded Case Bkrs

100% 2035 \$44,000 5 \$300

## Raceway

## Conduit

95% 2035 \$35,500 1

## Conduit

5% 2055 \* \* 1

## Panelboards

## Fused Disc Sw

5% 2051 \* \* 5

## Molded Case Bkrs

90% 2034 \$18,200 5 \$200

## Molded Case Bkrs

5% 2051 \* \* 5

## Wiring

## Thermoplastic

95% 2035 \$32,100 1

## Thermoplastic

5% 2055 \* \* 1

## Motor Controllers

## Locally Mounted

65% 2033 \$15,800 5

## Locally Mounted

30% 2040 \* \* 5

## Variable Frequency

5% 2048 \* \*

## Drive

## 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**  
**CLASON'S POINT BRANCH LIBRARY**  
**Asset # : 13326**

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ground									
	Grounding Devices								
	Generic	100%			LIFE	**	5	\$100	
Lighting									
	Interior Lighting								
	LED	100%			2043	**			
	Egress Lighting								
	Emergency, Battery	50%			2040	**	10	\$1,200	
	Exit, Service	50%			2040	**	1		
	Exterior Lighting								
	LED	10%			2043	**			
	No Component	90%							
Alarm									
	Security System								
	Generic	100%			2040	**	1	\$3,600	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Reading Areas, Lobby , Outside Perimeter								
	Explanation : CCTV Surveillance Camera								
	Fire/Smoke Detection								
	Generic, Analog	100%			2040	**	1-3	\$5,900	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Throughout The Building								
	Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors, Horns								

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2055	* *	1		
Conversion Equipment									
	Hot Water Boiler	95%			2048	* *	1	\$4,500	
	Hot Water Boiler	5%	Now	\$2,600	2040	* *	1	\$200	
Controller Not Working, Extent : Moderate, Area Affected : 100%									
Location : Basement. Boiler Room, Building Management System And Defective Temperature Control. Heating Controlled Manually									
Other Observation, Extent : Moderate, Area Affected : 20%									
Location : 1st Floor Office Area Too Hot. Equipment Manually Operated To Reduce Excessive Heat									
Explanation : Heating Is Not Properly Balanced									
Distribution									
	Hot Wtr Piping/Pump	100%			2051	* *	4	\$700	
Terminal Devices									
	Air Handler	40%			2040	* *	1	\$2,400	
On Extended Life, Extent : Moderate, Area Affected : 100%									
Location : Basement									
	Convactor/Radiator	60%			2048	* *	1	\$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.*

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Controls								
	Electrical	100%	2-4	\$5,400	2030	\$54,400			
Malfunctioning, Extent : Moderate, Area Affected : 100%									
Location : Throughout. Defective Controls									
Air Conditioning									
	Energy Source								
	Electricity	100%			2051	* *	1		
	Conversion Equipment								
	Reciprocating	90%			2040	* *	1	\$4,000	
	Compr/Chiller								
	Split Unit	10%			2040	* *			
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2	\$12,500	
	Terminal Devices								
	Air Handler/Cool/Ht	100%	0-2	\$75,900	2035	\$189,900	1	\$5,400	
On Extended Life, Extent : Moderate, Area Affected : 100%									
Location : Basement									
	Heat Rejection								
	Dry Cooler	90%			2040	* *	2	\$6,000	
	No Component	10%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$5,400	
	Exhaust Fans								
	Interior	60%			2035	\$26,000	2	\$200	
	Roof	40%			2035	\$7,600	2	\$100	
Plumbing									
	H/C Water Piping								
	Galvanized Steel	100%			2048	* *	1		
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Sump Pump(s)								
	Non-Submersible	100%			2030	\$2,000	4	\$200	
	Fixtures								
	Generic	100%							
	Tankless Water Heater(POU)								
	Gas Fired	100%			2030	\$32,900	2	\$1,300	

*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 : 12-Aug-2025

**NEW YORK PUBLIC LIBRARY - FY 2026**

**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** : 29-Dec-2023 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2  
**Block** : 1060 **Lot** : 63 **BIN** : 1026706

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	\$250,300	\$13,100
Mechanical		\$55,600
<b>Total</b>	<b>\$250,300</b>	<b>\$68,700</b>
Importance Code A	\$250,300	\$13,100
Importance Code B		\$55,600
<b>Total</b>	<b>\$250,300</b>	<b>\$68,700</b>

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$39,300	\$2,100		\$100
Interior Architecture	\$11,400	\$3,000	\$600	
Electrical	\$1,100	\$1,400	\$1,100	\$1,100
Mechanical	\$4,200	\$2,800	\$1,800	\$2,800
Elevators/Escalators	\$7,200	\$7,200	\$7,200	\$7,200
<b>Total</b>	<b>\$63,200</b>	<b>\$16,500</b>	<b>\$10,800</b>	<b>\$11,200</b>
Importance Code A	\$39,900	\$2,600	\$600	\$700
Importance Code B	\$23,400	\$13,900	\$9,500	\$10,500
Importance Code C			\$600	
<b>Total</b>	<b>\$63,200</b>	<b>\$16,500</b>	<b>\$10,800</b>	<b>\$11,200</b>



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

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

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

**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	\$96,500	LIFE	* *	5	\$11,600	
Diagonal Cracks, Extent : Severe, Area Affected : 10%								
Location : Corners Rear Of Building								
Joint Mortar Miss/Erode, Extent : Severe, Area Affected : 50%								
Location : East Facade								
Patching Evident, Extent : Severe, Area Affected : 30%								
Location : East Facade								
Worn/Erode, Extent : Severe, Area Affected : 25%								
Location : East Facade								
Masonry: Granite	5%			LIFE	* *	5	\$1,100	
Masonry: Limestone	50%	Now	\$57,700	LIFE	* *	5	\$10,800	
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 10%								
Location : Over Main Entrance								
Staining/Discoloring, Extent : Moderate, Area Affected : 15%								
Location : Street Facade								
Stucco Cement	5%	Now	\$4,100	2040	* *	5	\$1,800	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Bulkheads And Roof Side Parapet Walls								
Diagonal Cracks, Extent : Moderate, Area Affected : 10%								
Location : Bulkheads And Roof Side Parapet Walls								
Windows								
Aluminum	68%			2043	* *	5	\$2,900	
Aluminum	30%			2043	* *	5	\$1,300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Street Level								
Explanation : Protective Metal Grilles								
Metal Louvers	2%			2044	* *	10	\$500	

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



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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior	Parapets								
	Masonry: Brick	15%	Now	\$24,000	LIFE	* *	5	\$200	1
		Cracking/Crumbling, Extent : Severe, Area Affected : 90%							
		Location : Parapet Wall							
		Diagonal Cracks, Extent : Severe, Area Affected : 20%							
		Location : Street Facade Interior Wall							
		Joint Mortar Miss/Erode, Extent : Severe, Area Affected : 80%							
		Location : Rear Of Building Parapet Walls At Upper Roof							
		Spalling, Extent : Severe, Area Affected : 80%							
		Location : Rear Of Building							
	Other Observation, Extent : Severe, Area Affected : 100%								
	Location : Rear Of Building Upper Roof Parapet Wall								
	Explanation : Wall Appears To Be Structurally Unstable								
	Masonry: Brick	45%	Now	\$72,100	LIFE	* *	5	\$600	1
		Diagonal Cracks, Extent : Severe, Area Affected : 15%							
		Location : Interior Face Of Parapet							
		Joint Mortar Miss/Erode, Extent : Severe, Area Affected : 50%							
		Location : Throughout							
		Loose Units, Extent : Severe, Area Affected : 15%							
		Location : Rear Facade							
		Miss/Damaged Flashings, Extent : Severe, Area Affected : 20%							
		Location : Throughout							
		Spalling, Extent : Severe, Area Affected : 50%							
		Location : Throughout							
		Vertical Cracks, Extent : Severe, Area Affected : 10%							
		Location : Corners							
	Masonry: Limestone	10%	Now	\$15,700	LIFE	* *	5	\$200	1
		Joint Mortar Miss/Erode, Extent : Severe, Area Affected : 25%							
		Location : Coping							
		Caulking Deteriorated, Extent : Severe, Area Affected : 25%							
		Location : Coping							
		Vegetation Growth, Extent : Severe, Area Affected : 20%							
		Location : Throughout							
		Worn/Erode, Extent : Severe, Area Affected : 25%							
		Location : Throughout							
	Metal Panel	5%			2055	* *	5	\$200	
	Metal: Cage/Fence	25%	Now	\$3,800	2055	* *	5	\$1,000	1
		Corrosion/Rusting, Extent : Severe, Area Affected : 25%							
		Location : Throughout							
		Deteriorated Finish, Extent : Severe, Area Affected : 35%							
		Location : Throughout							

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

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Roof								
Modified Bitumen	90%	Now	\$11,800	2040		**		
	Blisters, Extent : Moderate, Area Affected : 20%							
	Location : Upper Roof							
	Debris Present, Extent : Moderate, Area Affected : 15%							
	Location : At Roof Drains							
	Vegetation Growth, Extent : Moderate, Area Affected : 20%							
	Location : Throughout							
	Water Penetration, Extent : Severe, Area Affected : 5%							
	Location : Second Floor Childrens Office Area							
Modified Bitumen	10%	Now	\$3,900	2035	\$13,100			1
	Water Penetration, Extent : Severe, Area Affected : 20%							
	Location : At Roof Penetration. Lower Roof							
Interior								
Floors								
Carpet	2%			2034	\$6,300	3	\$500	
Cast in Place Concrete	5%			LIFE	**	5	\$1,900	
Mosaic Tile	5%			2048	**	5	\$2,200	
Marble Panels	3%	4+	\$2,400	LIFE	**	5	\$400	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
	Location : Stairs To Roof							
Slate	5%			LIFE	**	5	\$900	
Vinyl Tile	80%			2040	**	3	\$5,300	
Interior Walls								
Ceramic Tile	5%			2044	**	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	\$1,200	2048		**	\$1,700	
	Staining/Discoloring, Extent : Severe, Area Affected : 2%							
	Location : Third Floor Office							
	Worn/Erode, Extent : Severe, Area Affected : 2%							
	Location : Second Floor Children Office Area							
Exposed Struc: Concrete	20%			LIFE	**	5	\$500	
Fiber Board	10%			2040	**			
Gypsum Board	20%			LIFE	**	5	\$4,300	
Plaster	30%	Now	\$7,900	LIFE	**	5	\$3,200	
	Cracking/Crumbling, Extent : Severe, Area Affected : 10%							
	Location : First Floor Library Area At Rear							
	Water Penetration, Extent : Severe, Area Affected : 10%							
	Location : First Floor Library And Third Floor Office							
Site Enclosure								
Fence/Gates								
Chain Link	100%			2055	**			

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

Estimates are rounded to the nearest hundred dollars.

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

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

## Site Enclosure

## Retaining Walls

Masonry: Brick

100%

2045

\* \*

## Site Pavements

## On-Site Walkways

Cast in Place Concrete

100%

2048

\* \*

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

## Under 600 Volts

## Service Equipment

Fused Disc Sw

100%

2045

\* \*

5

\$100

*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room**Explanation : One 800 Ampere Main Disconnect Switch*

## Switchgear / Switchboard

Fused Disc Sw

100%

2045

\* \*

5

\$100

## Raceway

Conduit

100%

2045

\* \*

1

## Panelboards

Fused Disc Sw

5%

2043

\* \*

5

Molded Case Bkrs

95%

2043

\* \*

5

\$300

## Wiring

Thermoplastic

100%

2045

\* \*

1

## Motor Controllers

Locally Mounted

50%

2040

\* \*

5

Variable Frequency

50%

2048

\* \*

Drive

## Ground

## Grounding Devices

Generic

100%

LIFE

\* \*

5

\$200

## Lighting

## Interior Lighting

LED

100%

2043

\* \*

## Egress Lighting

Emergency, Battery

50%

2043

\* \*

10

\$1,400

Exit, LED

50%

2070

\* \*

1

## Exterior Lighting

LED

20%

2043

\* \*

No Component

80%

## Alarm

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

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

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

## Alarm

## Security System

## Generic

50%

2040

\* \*

1

\$2,200

*Other Observation, Extent : Light, Area Affected : 100%**Location : Throughout The Building**Explanation : CCTV Surveillance Cameras*

## Generic

50%

2040

\* \*

1

\$2,200

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

## Fire/Smoke Detection

## Generic, Digital

100%

2040

\* \*

1-3

\$7,100

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

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

## Heating

## Energy Source

## Natural Gas

100%

2055

\* \*

1

## Conversion Equipment

## Furnace

50%

2040

\* \*

1

\$2,900

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

## Hot Water Boiler

50%

2048

\* \*

1

\$2,900

## Distribution

## Hot Wtr Piping/Pump

80%

2051

\* \*

4

\$700

## Hot Wtr Piping/Pump

20%

0-2

\$3,100

2060

\* \*

4

\$100

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

## Terminal Devices

## Convactor/Radiator

100%

2040

\* \*

1

\$3,700

## Air Conditioning

## Energy Source

## Electricity

100%

2051

\* \*

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**  
**COLUMBUS BRANCH LIBRARY**  
**Asset # : 13327**

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Conversion Equipment								
	Interior Pkg Unit - Cooling	30%			2036	\$55,600	2	\$200	
		Other Observation, Extent : Light, Area Affected : 100% Location : Basement Explanation : 2 Units. R410a							
	Ext Pkg Unit - Heating/Cooling	70%			2040	**	2	\$500	
		R-22 Refrigerant, Extent : Moderate, Area Affected : 100% Location : 3 Units							
	Heat Rejection Dry Cooler	100%			2040	**	2	\$8,000	
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$6,400	
	Exhaust Fans								
	Roof	70%			2040	**	2	\$300	
	Roof	30%			2040	**	2	\$100	
Plumbing									
	H/C Water Piping								
	Galvanized Steel	100%			2048	**	1		
	Water Heater With Tanks								
	Gas Fired	100%			2035	\$17,300	2		
		Recent Installation, Extent : N/A, Area Affected : 100% Location : Mechanical Room							
	Sanitary Piping								
	Cast Iron	100%			LIFE	**	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1		
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE	**			
		Other Observation, Extent : Light, Area Affected : 100% Location : Basement To Second Floor Explanation : One Unit							

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

Print Date : 12-Aug-2025

**NEW YORK PUBLIC LIBRARY - FY 2026**

**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** : 23-Jan-2025 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,Mez,2,3  
**Block** : 1920 **Lot** : 26 **BIN** : 1058275

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Interior Architecture	\$95,900	\$223,500
Electrical		\$97,500
Mechanical		\$192,200
<b>Total</b>	<b>\$95,900</b>	<b>\$513,100</b>
Importance Code B		\$460,800
Importance Code C	\$95,900	\$52,300
<b>Total</b>	<b>\$95,900</b>	<b>\$513,100</b>

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$69,900	\$14,600		
Interior Architecture	\$38,100		\$21,700	\$4,800
Electrical	\$14,200	\$2,200	\$2,200	\$2,900
Mechanical	\$29,200	\$4,900	\$9,300	\$4,900
Elevators/Escalators	\$7,200	\$7,200	\$7,200	\$7,200
<b>Total</b>	<b>\$158,600</b>	<b>\$28,800</b>	<b>\$40,400</b>	<b>\$19,900</b>
Importance Code A	\$71,900	\$16,600	\$2,100	\$2,100
Importance Code B	\$78,700	\$12,200	\$36,800	\$17,800
Importance Code C	\$8,000		\$1,600	
<b>Total</b>	<b>\$158,600</b>	<b>\$28,800</b>	<b>\$40,400</b>	<b>\$19,900</b>



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

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	88%			LIFE	**	5	\$62,400	
Sidewalk Shed in Use, Extent : Light, Area Affected : 75%								
Location : Front Facade								
Masonry: Granite	2%			LIFE	**	5	\$1,100	
Pre-Cast Concrete	10%			LIFE	**	5	\$23,100	
Windows								
Aluminum	75%			2058	**	5	\$7,400	
Aluminum	25%			2052	**	5	\$2,500	
Parapets								
Cast Stone/Terra Cotta	15%			LIFE	**	5-10	\$18,900	
Masonry: Brick	45%			LIFE	**	5-10	\$13,600	
Metal Rail	30%			2053	**	5-10	\$24,000	
Metal: Cage/Fence	10%			2053	**	5-10	\$3,400	
Roof								
Modified Bitumen	93%			2044	**	10	\$15,400	
Panel/Paver: Cer/Brk	5%			2062	**	10	\$1,100	
Skylight, Metal/Glass	2%			2062	**	10	\$1,100	
Soffits								
Stucco Cement	100%			2041	**	5		
Interior								
Floors								
Carpet	20%			2032	\$146,200	3	\$16,300	
Cast in Place Concrete	5%			LIFE	**	5	\$8,900	
Ceramic Tile	5%			2039	**	5	\$2,000	
Terrazzo	5%	0-2	\$9,700	LIFE	**	5	\$1,600	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Stairs								
Worn/Erode, Extent : Moderate, Area Affected : 5%								
Location : Lobby And Stairs								
Vinyl Tile	15%			2036	\$171,200	3	\$3,100	
Wood	50%			2064	**	5	\$38,200	
Interior Walls								
Ceramic Tile	3%			2039	**	5	\$3,200	
Concrete Masonry Unit	5%			LIFE	**	5	\$4,300	
Gypsum Board	82%			LIFE	**	5-10	\$148,200	
Plaster	10%			LIFE	**	5-10	\$9,000	
Ceilings								
AcousTileSusp.Lay-In	85%			2041	**	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%			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**  
**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)	

## Site Pavements

## On-Site Walkways

## Steel Grating

100%

2046

\* \*

1

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Front Of Building**Explanation : Under Repair*

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

## Under 600 Volts

## Switchgear / Switchboard

## Fused Disc Sw

50%

2036

\$22,000

5

\$100

## Molded Case Bkrs

50%

2036

\$22,000

5

\$300

## Raceway

## Conduit

90%

2036

\$33,600

1

## Conduit

10%

2046

\* \*

1

## Panelboards

## Fused Disc Sw

5%

2035

\$1,500

5

## Molded Case Bkrs

75%

2035

\$22,800

5

\$500

## Molded Case Bkrs

20%

2035

\$6,100

5

\$100

## Wiring

## Thermoplastic

80%

2036

\$27,000

1

## Thermoplastic

20%

2046

\* \*

1

## Motor Controllers

## Locally Mounted

50%

2034

\$36,400

5

\$100

## Locally Mounted

50%

2041

\* \*

5

\$100

## Ground

## Grounding Devices

## Generic

100%

2-4

\$10,500

LIFE

\* \*

5

\$300

*Corroded, Extent : Moderate, Area Affected : 100%**Location : Basement*

## Lighting

## Interior Lighting

## Fluorescent

5%

2031

\$13,200

10

\$1,100

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

## LED

95%

2041

\* \*

## Egress Lighting

## Emergency, Battery

50%

2041

\* \*

10

\$2,800

## Exit/Emergency Light

10%

2041

\* \*

## Combo

## Exit, LED

40%

2064

\* \*

1

## Exterior Lighting

## LED

25%

2041

\* \*

## No Component

75%

## 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**  
**COUNTEE CULLEN BRANCH LIBRARY**  
**Asset # : 4221**

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

**Alarm**

Security System  
Generic

100% 2041 \* \* 1 \$8,700

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

*Location : Reading Areas, Hallways, Staircase*

*Explanation : CCTV Surveillance Cameras*

Fire/Smoke Detection  
Generic, Digital

100% 2036 \$61,100 1-3 \$14,800

*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Throughout The Building*

*Explanation : Strobe Lights, Manual Pull Station, Alarm Bells, Smoke Detectors And Horns*

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

**Heating**

Energy Source  
Natural Gas

100% 2056 \* \* 1

Conversion Equipment

Furnace 20% 2041 \* \* 1 \$2,300

Steam Boiler 80% 2053 \* \* 1 \$18,500

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

*Location : Boiler Room*

*Explanation : 4 Units*

Distribution

Steam Piping/Pump 80% 2046 \* \*

No Component 20%

Terminal Devices

Air Handler 30% 2041 \* \* 1 \$4,300

Convactor/Radiator 50% 2041 \* \* 1 \$3,800

No Component 20%

Controls

Electrical 100% Now \$13,200 2034 \$131,700

*Malfunctioning, Extent : Moderate, Area Affected : 100%*

*Location : Variouis Locations. Defective Temperature Control Device*

**Air Conditioning**

Energy Source  
Electricity

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**  
**COUNTEE CULLEN BRANCH LIBRARY**  
**Asset # : 4221**

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Conversion Equipment								
	Reciprocating Compr/Chiller	75%			2041	* *	1	\$8,100	
		Other Observation, Extent : N/A, Area Affected : 100% Location : Roof Explanation : R-410a							
	Exterior Pkg Unit - Cooling	25%			2041	* *	2	\$400	
		Other Observation, Extent : N/A, Area Affected : 100% Location : Roof Explanation : Refrigerant Type 410a							
Terminal Devices									
	Air Handler/Cool/Ht	75%			2041	* *	1	\$10,800	
	No Component	25%							
Heat Rejection									
	Air Cooled Condenser Unit	75%			2041	* *	2	\$12,200	
	No Component	25%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$20,600	
Exhaust Fans									
	Interior	70%			2041	* *	2	\$500	
	Roof	30%			2041	* *	2	\$200	
Plumbing									
	H/C Water Piping								
	Brass/Copper	80%			2046	* *	1		
	Galvanized Steel	20%			2034	\$60,500	1		
Water Heater With Tanks									
	Gas Fired	100%			2031	\$17,300	2		
		Other Observation, Extent : N/A, Area Affected : 100% Location : Basement Explanation : 1 Unit 50 Gallons							
Sanitary Piping									
	Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping									
	Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)									
	Submersible	100%			2027	\$700	4	\$700	
Fixtures									
	Generic	100%							
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE	* *			
		Other Observation, Extent : N/A, Area Affected : 100% Location : Basement, 1st, Mezzanine, 2nd, 3rd Floor Explanation : One Unit							

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

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

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System</b>	<b>Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
Fire Suppression								
Sprinkler								
No Component		85%						
Generic		15%		2046	* *	1-2	\$1,000	

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

Print Date : 12-Aug-2025

**NEW YORK PUBLIC LIBRARY - FY 2026**

**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** : 04-Apr-2024 **Landmark Status** : NONE  
**Areas Surveyed** : Roof, Floors 1  
**Block** : 883 **Lot** : 8 **BIN** : 5022895

**CAPITAL****Total**

Importance Code

**Total**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$5,400		\$400	\$22,900
Interior Architecture	\$3,400	\$1,700	\$500	
Electrical	\$700	\$700	\$900	\$1,800
Mechanical	\$1,100	\$2,000	\$1,500	\$2,000
Site Enclosure	\$10,700			
Site Pavements	\$19,000			
<b>Total</b>	<b>\$40,300</b>	<b>\$4,400</b>	<b>\$3,200</b>	<b>\$26,700</b>
Importance Code A	\$5,700	\$400	\$700	\$23,400
Importance Code B	\$15,500	\$4,000	\$2,300	\$3,300
Importance Code C	\$19,000		\$200	
<b>Total</b>	<b>\$40,300</b>	<b>\$4,400</b>	<b>\$3,200</b>	<b>\$26,700</b>



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

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

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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick	80%			LIFE	* *	5	\$11,700	
	Panel: Limestone	20%	0-2	\$5,400	LIFE	* *	5	\$2,200	
Cracking/Crumbling, Extent : Light, Area Affected : 5%									
Location : Front Facade Upper Wall									
Windows									
	Aluminum	100%			2034	\$35,900	5	\$700	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Throughout									
Explanation : Thermally Inefficient									
Parapets									
	Masonry: Limestone	10%			LIFE	* *	5	\$100	
	Metal Panel	90%			2055	* *	5	\$2,700	
Roof									
	Modified Bitumen	100%			2040	* *	10	\$21,600	
Debris Present, Extent : Light, Area Affected : 5%									
Location : Roof									
Soffits									
	Masonry: Limestone	100%			LIFE	* *	5	\$200	
Interior									
Floors									
	Carpet	10%			2031	\$20,400	3	\$1,700	
	Cast in Place Concrete	5%			LIFE	* *	5	\$1,200	
	Ceramic Tile	5%			2044	* *	5	\$600	
	Vinyl Tile	80%			2040	* *	3	\$3,400	
Interior Walls									
	Ceramic Tile	5%			2044	* *	5	\$300	
	Concrete Masonry Unit	95%			LIFE	* *	5	\$2,600	
Ceilings									
	AcousTileConcealSpLn	25%	2-4	\$900	2040	* *	5	\$1,800	
Broken/Missing Elements, Extent : Light, Area Affected : 2%									
Location : Offices									
	AcousTileSusp.Lay-In	65%	2-4	\$2,500	2048	* *	5	\$3,700	
Broken/Missing Elements, Extent : Light, Area Affected : 5%									
Location : Mechanical Rooms									
	Exposed Struc: Steel	5%			LIFE	* *			
	Gypsum Board	5%			LIFE	* *	5	\$700	
Site Enclosure									
Fence/Gates									
	Aluminum Picket	100%			2045	* *			
Free Standing Walls									
	Masonry: Brick	100%			2045	* *			

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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**  
**DONGAN HILLS BRANCH LIBRARY**  
**Asset # : 13328**

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Enclosure									
	Retaining Walls								
	Cast in Place Concrete	100%	2-4	\$10,700	2055		* *		
		Cracking/Crumbling, Extent : Moderate, Area Affected : 5%							
		Location : North Perimeter Wall							
		Other Observation, Extent : Moderate, Area Affected : 75%							
		Location : Rear And Side Of Building							
		Explanation : Vegetation Growth							
Site Pavements									
	Public Sidewalk								
	Cast in Place Concrete	100%			2040		* *		
	On-Site Walkways								
	Asphalt	75%	Now	\$19,000	2038		* *		
		Cracking/Crumbling, Extent : Moderate, Area Affected : 50%							
		Location : Rear And Side Of Building							
	Cast in Place Concrete	25%			2040		* *		
	Parking/Driveway								
	Cast in Place Concrete	30%			2040		* *		
	Pavers/Stone	70%			2038		* *		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : North Side Parking Lot							
		Explanation : Crushed Stone							

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	100%			2055	* *	5	\$200	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Electrical Room								
Explanation : 400 Ampere Main Service Molded Case Circuit Breaker In The Switchboard.								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2055	* *	5	\$200	
Raceway								
Conduit	75%			2035	\$28,000	1		
Conduit	25%			2055	* *	1		
Panelboards								
Molded Case Bkrs	25%			2051	* *	5	\$100	
Molded Case Bkrs	75%			2034	\$15,200	5	\$100	
Wiring								
Thermoplastic	95%			2045	* *	1		
Thermoplastic	5%			2055	* *	1		
Motor Controllers								
Locally Mounted	20%			2048	* *	5		
Variable Frequency Drive	80%			2048	* *			

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.  
Maintenance \$ are aggregated over a ten-year period. Site specific 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		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	

## Ground

Grounding Devices  
Generic

100% LIFE \* \* 5 \$100  
*Other Observation, Extent : Moderate, Area Affected : 100%*  
*Location : Boiler Room*  
*Explanation : Water Main Pipe Is Grounded*

## Lighting

Interior Lighting  
Fluorescent

1% 2030 \$900 10 \$100  
*T-12 Lamps And Fixtures, Extent : Severe, Area Affected : 100%*  
*Location : Electrical And Telecommunication Rooms*

## LED

99% 2043 \* \*

## Egress Lighting

## Emergency, Battery

50% 2043 \* \* 10 \$900

## Exit, LED

50% 2070 \* \* 1

## Exterior Lighting

## LED

20% 2043 \* \*

## No Component

80%

## Alarm

Security System  
Generic

100% 2043 \* \* 1 \$2,800  
*Other Observation, Extent : Light, Area Affected : 100%*  
*Location : Throughout The Building*  
*Explanation : CCTV System And Intrusion Alarm*

## Fire/Smoke Detection

## Generic, Digital

100% 2035 \$19,600 1-3 \$4,600

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

## Heating

## Energy Source

## Natural Gas

100% 2055 \* \* 1

## Conversion Equipment

## Hot Water Boiler

100% 2052 \* \* 1 \$3,700  
*Other Observation, Extent : N/A, Area Affected : 100%*  
*Location : Boiler Room*  
*Explanation : 1 Unit*

## Distribution

## Hot Wtr Piping/Pump

100% 2043 \* \* 4 \$600

## Terminal Devices

## Convactor/Radiator

30% 2040 \* \* 1 \$700

## No Component

70%  
*Other Observation, Extent : N/A, Area Affected : 0%*

*Location :*

*Explanation : See Air Conditioning Section For Air Handler Unit*

## 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**  
**DONGAN HILLS BRANCH LIBRARY**  
**Asset # : 13328**

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Energy Source								
	Electricity	100%			2051	* *	1		
Conversion Equipment									
	Split Unit	100%			2040	* *			
R-410a Refrigerant, Extent : Light, Area Affected : 100%									
Location : 1 Unit On Roof									
Terminal Devices									
	Air Handler/Cool/Ht	100%			2040	* *	1	\$4,600	
Other Observation, Extent : N/A, 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.									
Heat Rejection									
	Air Cooled Condenser Unit	100%			2040	* *	2	\$5,200	
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$4,200	
Exhaust Fans									
	Interior	60%			2040	* *	2	\$100	
	Roof	40%			2040	* *	2	\$100	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2045	* *	1		
Water Heater With Tanks									
	Gas Fired	100%			2033	\$17,300	2		
Other Observation, Extent : N/A, Area Affected : 100%									
Location : 1st Floor Boiler Room									
Explanation : 30 Gallon Water Heater									
Sanitary Piping									
	Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping									
	Cast Iron	100%			LIFE	* *	1		
Fixtures									
	Generic	100%							

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



Print Date : 12-Aug-2025

**NEW YORK PUBLIC LIBRARY - FY 2026**

**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** : 12-Apr-2024 **Landmark Status** : NONE  
**Areas Surveyed** : Roof, Floors 1  
**Block** : 4762 **Lot** : 22 **BIN** : 2061767

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Mechanical		\$108,300
<b>Total</b>		<b>\$108,300</b>
Importance Code B		\$108,300
<b>Total</b>		<b>\$108,300</b>

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$1,200	\$1,200		\$21,000
Interior Architecture	\$1,000	\$800	\$300	\$6,100
Electrical	\$700	\$900	\$800	\$700
Mechanical	\$1,500	\$2,500	\$1,900	\$2,500
<b>Total</b>	<b>\$4,500</b>	<b>\$5,400</b>	<b>\$2,900</b>	<b>\$30,300</b>
Importance Code A	\$1,600	\$1,600	\$400	\$21,400
Importance Code B	\$2,900	\$3,800	\$2,600	\$8,900
Importance Code C				
<b>Total</b>	<b>\$4,500</b>	<b>\$5,400</b>	<b>\$2,900</b>	<b>\$30,300</b>



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

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

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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick Cavity	95%			LIFE	**	5	\$14,800	
	Masonry: Limestone	5%			LIFE	**	5	\$600	
Windows									
	Aluminum	100%			2051	**	5	\$1,000	
Parapets									
	Masonry: Brick	65%			LIFE	**	5	\$900	
	Masonry: Limestone	15%	Now	\$1,200	LIFE	**	5	\$200	
	Caulking Deteriorated, Extent : Severe, Area Affected : 100% Location : Limestone Coping Joints Failing								
	Metal: Cage/Fence	20%			2048	**	5-10	\$2,000	
Roof									
	Modified Bitumen	100%			2040	**	10	\$21,000	
Interior									
Floors									
	Carpet	15%			2034	\$30,100	3	\$2,500	
	Cast in Place Concrete	5%			LIFE	**	5	\$1,200	
	Ceramic Tile	5%			2044	**	5	\$600	
	Vinyl Tile	75%			2045	**	3	\$4,200	
Interior Walls									
	Concrete Masonry Unit	90%			LIFE	**	5	\$2,100	
	Glass: Single Pane	10%			LIFE	**	5	\$400	
Ceilings									
	AcousTileSusp.Lay-In	90%			2040	**	5	\$10,100	
	Staining/Discoloring, Extent : Light, Area Affected : 10% Location : Library Area								
	Exposed Struc: Steel	10%			LIFE	**			
Site Pavements									
Public Sidewalk									
	Cast in Place Concrete	100%			2048	**			

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2035	\$3,800	5		
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Electrical Room								
	Explanation : Main Service Disconnect Switch Rated At 400 Amperes								
	Switchgear / Switchboard								
	Fused Disc Sw	100%			2035	\$44,000	5		
	Raceway								
	Conduit	90%			2035	\$33,600	1		
	Conduit	10%			2055	* *	1		

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Panelboards									
	Fused Disc Sw	5%			2034	\$1,000	5		
	Molded Case Bkrs	30%			2051	* *	5	\$100	
	Molded Case Bkrs	65%			2034	\$13,200	5	\$100	
Wiring									
	Thermoplastic	70%			2035	\$23,600	1		
	Thermoplastic	30%			2055	* *	1		
Motor Controllers									
	Locally Mounted	100%			2033	\$24,200	5	\$100	
Ground									
Grounding Devices									
	Generic	100%			LIFE	* *	5	\$100	
Lighting									
Interior Lighting									
	LED	100%			2043	* *			
Egress Lighting									
	Emergency, Battery	50%			2035	\$6,400	10	\$900	
	Exit, Service	50%			2035	\$1,300	1		
Exterior Lighting									
	LED	20%			2043	* *			
	No Component	80%							
Alarm									
Security System									
	Generic	100%			2043	* *	1	\$2,800	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Reading Areas, Outside Perimeter									
Explanation : CCTV Surveillance Cameras									
Fire/Smoke Detection									
	Generic, Digital	100%			2043	* *	1-3	\$4,600	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Throughout The Building									
Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors, Horns									

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2055	* *	1		
	Conversion Equipment								
	Hot Water Boiler	100%			2048	* *	1	\$3,700	
	Distribution								
	Hot Wtr Piping/Pump	100%			2051	* *	4	\$600	
	Terminal Devices								
	Air Handler	100%			2040	* *	1	\$4,600	

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

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Controls								
	Electrical	100%			2033	\$42,300			
Air Conditioning									
	Energy Source								
	Electricity	100%			2051	* *	1		
	Conversion Equipment								
	Interior Pkg Unit - Cooling	90%			2036	\$108,300	2	\$400	
	Split Unit	10%			2040	* *			
	Terminal Devices								
	Air Handler/Cool/Ht	100%			2040	* *	1	\$4,600	
	Heat Rejection								
	Air Cooled Condenser Unit	100%			2040	* *	2	\$5,200	
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$4,200	
	Exhaust Fans								
	Roof	100%			2040	* *	2	\$200	
Plumbing									
	H/C Water Piping								
	Galvanized Steel	100%			2048	* *	1		
	Water Heater With Tanks								
	Gas Fired	100%			2033	\$17,300	2		
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Mechanical Room								
	Explanation : One 40 Gallon Water Heater								
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Backflow Preventer								
	No Component	95%							
	Generic	5%			2040	* *	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 : 12-Aug-2025

**NEW YORK PUBLIC LIBRARY - FY 2026**

**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** : 06-Jun-2024 **Landmark Status** : NONE  
**Areas Surveyed** : Roof, Floors 1  
**Block** : 4956 **Lot** : 1 **BIN** : 2066596

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	\$235,500	
Mechanical		\$71,600
<b>Total</b>	<b>\$235,500</b>	<b>\$71,600</b>
Importance Code A	\$235,500	
Importance Code B		\$71,600
<b>Total</b>	<b>\$235,500</b>	<b>\$71,600</b>

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$16,400			\$1,500
Interior Architecture	\$9,100	\$5,100		\$700
Electrical	\$700	\$900	\$800	\$1,800
Mechanical	\$2,300	\$1,100	\$5,100	\$1,100
Site Enclosure	\$14,600			
Site Pavements	\$1,200			
<b>Total</b>	<b>\$44,300</b>	<b>\$7,100</b>	<b>\$5,900</b>	<b>\$5,100</b>
Importance Code A	\$16,800	\$400	\$400	\$1,900
Importance Code B	\$24,400	\$6,600	\$5,600	\$3,100
Importance Code C	\$3,100	\$100		
<b>Total</b>	<b>\$44,300</b>	<b>\$7,100</b>	<b>\$5,900</b>	<b>\$5,100</b>



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

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

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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick Cavity	70%	0-2	\$16,400	LIFE	**	5	\$9,300	
		Diagonal Cracks, Extent : Moderate, Area Affected : 2%							
		Location : Near Window Sill							
		Vegetation Growth, Extent : Moderate, Area Affected : 2%							
		Location : De Reimer Avenue Facade							
	Pre-Cast Concrete	30%			LIFE	**	5	\$12,900	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : All Facades							
		Explanation : Pebble Finish							
Windows									
	Aluminum	100%			2051	**	5	\$1,300	
Parapets									
	Masonry: Brick Cavity	10%			LIFE	**	5	\$100	
	Metal Panel	90%			2055	**	5	\$2,900	
		Other Observation, Extent : N/A, Area Affected : 90%							
		Location : Main Roof							
		Explanation : Very Low Parapet Edge							
Roof									
	Modified Bitumen	100%	Now	\$235,500	2045	**			
		Alligatoring, Extent : Severe, Area Affected : 10%							
		Location : Throughout Roof							
		Blisters, Extent : Moderate, Area Affected : 25%							
		Location : Throughout							
		Seams Open/Split, Extent : Moderate, Area Affected : 15%							
		Location : Throughout							
		Water Penetration, Extent : Moderate, Area Affected : 10%							
		Location : Over First Floor							
Interior									
Floors									
	Carpet	85%			2034	\$172,800	3	\$14,400	
	Mosaic Tile	5%			2040	**	5	\$1,400	
	Vinyl Tile	10%			2040	**	3	\$400	
Interior Walls									
	Ceramic Tile	5%			2038	**	5	\$300	
	Concrete Masonry Unit	90%			LIFE	**	5	\$2,100	
	Gypsum Board	5%			LIFE	**	5	\$200	
Ceilings									
	AcousTileSusp.Lay-In	95%	4+	\$9,100	2048	**	5	\$5,400	
		Water Penetration, Extent : Light, Area Affected : 10%							
		Location : Reading Area							
	Gypsum Board	5%			LIFE	**	5	\$700	
Site Enclosure									
Fence/Gates									
	Chain Link	100%	Now	\$1,900	2045	**			
		Broken/Missing Elements, Extent : Moderate, Area Affected : 2%							
		Location : Fence Gate In Rear Yard							

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

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

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

## Site Enclosure

## Retaining Walls

Cast in Place Concrete	100%	0-2	\$12,700	2055	**
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*Cracking/Crumbling, Extent : Moderate, Area Affected : 2%**Location : Rear Yard Property Line Wall*

## Site Pavements

## Public Sidewalk

Cast in Place Concrete	100%			2048	**
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## On-Site Walkways

Cast in Place Concrete	100%	Now	\$1,200	2048	**
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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**Misaligned/Bulging, Extent : Severe, Area Affected : 2%**Location : Sideyard, Ramp**Tripping Hazard, Extent : Severe, Area Affected : 2%**Location : Sideyard Area*

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

## Under 600 Volts

## Service Equipment

Molded Case Bkrs	100%			2035	\$44,000	5	\$200
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*Other Observation, Extent : N/A, Area Affected : 100%**Location : Electrical Room**Explanation : Main Service Disconnect Switch Rated At 400 Amperes.*

## Switchgear / Switchboard

Molded Case Bkrs	100%			2035	\$44,000	5	\$200
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## Raceway

Conduit	100%			2035	\$37,400	1	
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## Panelboards

Molded Case Bkrs	100%			2034	\$20,300	5	\$200
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## Wiring

Thermoplastic	100%			2035	\$33,800	1	
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## Motor Controllers

Locally Mounted	100%			2033	\$24,200	5	\$100
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## Ground

## Grounding Devices

Generic	100%			LIFE	**	5	\$100
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## Lighting

## Interior Lighting

LED	100%			2043	**		
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## Egress Lighting

Emergency, Battery	50%			2040	**	10	\$900
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Exit, Service	50%			2040	**	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**  
**EDENWALD BRANCH LIBRARY**  
**Asset # : 13330**

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

## Lighting

## Exterior Lighting

LED

10%

2043

\* \*

No Component

90%

## Alarm

## Security System

Generic

100%

2040

\* \*

1

\$2,800

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Reading Areas, Outside Perimeter**Explanation : CCTV Surveillance Cameras*

## Fire/Smoke Detection

Generic, Digital

100%

2040

\* \*

1-3

\$4,600

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

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

## Heating

## Energy Source

Natural Gas

100%

2055

\* \*

1

## Conversion Equipment

Hot Water Boiler

100%

2048

\* \*

1

\$3,700

## Distribution

Hot Wtr Piping/Pump

100%

2043

\* \*

4

\$600

## Terminal Devices

Air Handler

50%

2035

\$71,600

1

\$2,300

Convactor/Radiator

45%

2048

\* \*

1

\$1,100

Unit Heater - Steam

5%

2040

\* \*

4

\$100

## Controls

Electrical

100%

2033

\$42,300

## Air Conditioning

## Energy Source

Electricity

100%

2051

\* \*

1

## Conversion Equipment

Reciprocating

100%

2040

\* \*

1

\$3,500

Compr/Chiller

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

## Distribution

Ductwork/Diffusers

100%

LIFE

\* \*

2

\$9,800

*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**  
**EDENWALD BRANCH LIBRARY**  
**Asset # : 13330**

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Terminal Devices								
	Air Handler/Dir Expansion	100%			2040	* *	1		
	Heat Rejection								
	Dry Cooler	100%			2035	\$34,900	2	\$5,200	
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$4,200	
	Exhaust Fans								
	Roof	100%			2040	* *	2	\$200	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2055	* *	1		
	Water Heater With Tanks								
	Gas Fired	100%			2033	\$17,300	2		
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Mechanical Room								
	Explanation : One 40 Gallon								
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	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 : 12-Aug-2025

**NEW YORK PUBLIC LIBRARY - FY 2026**

**Asset Name** : EPIPHANY BRANCH LIBRARY  
**Address** : 228 EAST 23RD ST. NEAR THIRD AVE.  
**Borough** : MANHATTAN **Agency's Number** : E03  
**Program / Asset #** : NPL0E03.000 / 13331 **Yr Built/Renovated** : 1907 / 2007  
**Area Sq Ft** : 16,218 **Project Type** : NEW YORK PUBLIC LIBRARY  
**Date of Survey** : 12-Dec-2024 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3  
**Block** : 903 **Lot** : 46 **BIN** : 1019661

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	\$258,000	\$156,500
Interior Architecture		\$238,100
Mechanical		\$67,300
<b>Total</b>	<b>\$258,000</b>	<b>\$461,900</b>
Importance Code A	\$258,000	\$156,500
Importance Code B		\$305,400
<b>Total</b>	<b>\$258,000</b>	<b>\$461,900</b>

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$128,000		\$1,200	
Interior Architecture	\$109,100		\$1,200	\$8,300
Electrical	\$3,300	\$1,500	\$1,800	\$1,700
Mechanical	\$7,000	\$2,200	\$2,900	\$1,800
Site Pavements	\$3,300			
Elevators/Escalators	\$7,200	\$7,200	\$7,200	\$7,200
<b>Total</b>	<b>\$257,800</b>	<b>\$10,900</b>	<b>\$14,400</b>	<b>\$19,100</b>
Importance Code A	\$128,800	\$800	\$2,000	\$800
Importance Code B	\$75,900	\$10,100	\$12,400	\$18,300
Importance Code C	\$53,100			
<b>Total</b>	<b>\$257,800</b>	<b>\$10,900</b>	<b>\$14,400</b>	<b>\$19,100</b>



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

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

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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
	Exterior Walls								
	Cast Stone/Terra Cotta	5%			LIFE	**	5	\$29,100	
	Glass Block	5%	Now	\$3,800	LIFE	**	5	\$1,200	
		Water Penetration, Extent : Moderate, Area Affected : 5%							
		Location : 1st Floor Reading Room							
	Masonry: Brick	60%	Now	\$93,400	LIFE	**	5	\$22,400	
		Cracking/Crumbling, Extent : Severe, Area Affected : 10%							
		Location : Main Entrance							
		Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 10%							
		Location : Main Entrance							
	Masonry: Granite	5%	Now	\$22,300	LIFE	**	5	\$1,400	
		Joint Mortar Miss/Erode, Extent : Severe, Area Affected : 10%							
		Location : Window Openings At Base Of Building							
		Misaligned/Bulging, Extent : Moderate, Area Affected : 10%							
		Location : Window Openings At Base Of Building							
	Masonry: Limestone	20%	Now	\$59,500	LIFE	**	5	\$5,600	
		Joint Mortar Miss/Erode, Extent : Severe, Area Affected : 15%							
		Location : 1st And 2nd Floor Window Headers And Sills							
		Staining/Discoloring, Extent : Moderate, Area Affected : 20%							
		Location : Street Facade Throughout							
	Metal Panel	3%	Now	\$1,500	2046	**	5	\$2,100	1
		Seams Open/Split, Extent : Severe, Area Affected : 25%							
		Location : Front Facade Above Main Entrance							
		Water Penetration, Extent : Severe, Area Affected : 5%							
		Location : 3rd Floor Near Roof Parapet Front Facade							
	Window Wall	2%	Now	\$2,300	2046	**	5	\$1,400	
		Water Penetration, Extent : Severe, Area Affected : 5%							
		Location : 1st Floor Entry Lobby							
Windows									
	Aluminum	95%	Now	\$105,100	2052	**	5	\$1,800	
		Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 20%							
		Location : Front Facade Windows							
		Unit Inoperable, Extent : Severe, Area Affected : 30%							
		Location : Various Locations Throughout							
	Metal Louvers	5%			2039	**	10	\$1,200	
Parapets									
	Cast Stone/Terra Cotta	10%	2-4	\$6,200	LIFE	**	5	\$2,600	
		Cracking/Crumbling, Extent : Light, Area Affected : 10%							
		Location : Street Facade							
		Spalling, Extent : Moderate, Area Affected : 15%							
		Location : Street Facade							
	Masonry: Brick	85%			LIFE	**	5-10	\$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.  
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**NEW YORK PUBLIC LIBRARY - 035**  
**EPIPHANY BRANCH LIBRARY**  
**Asset # : 13331**

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Roof								
Modified Bitumen	93%	Now	\$46,900	2036	\$156,500			
	Blisters, Extent : Moderate, Area Affected : 15%							
	Location : Main Roof							
	Debris Present, Extent : Moderate, Area Affected : 15%							
	Location : Main Roof							
	Drains Inad/Misposn, Extent : Moderate, Area Affected : 20%							
	Location : Lower Roof							
	Ponding, Extent : Moderate, Area Affected : 15%							
	Location : Throughout							
	Vegetation Growth, Extent : Moderate, Area Affected : 10%							
	Location : Upper And Lower Roofs							
Skylight, Metal/Glass	2%			2046	**	10	\$1,000	
Sloped Glazing	5%	Now	\$12,800	LIFE	**	5	\$10,100	
	Glazing Clouded, Extent : Moderate, Area Affected : 15%							
	Location : Entry Canopy							
	Other Observation, Extent : Severe, Area Affected : 100%							
	Location : Entry Canopy							
	Explanation : No Ice Shields							
Interior								
Floors								
Carpet	60%			2032	\$261,400	3	\$29,100	
	Worn/Erode, Extent : Light, Area Affected : 1%							
	Location : First Floor Library							
Vinyl Tile	35%	0-2	\$4,800	2036	\$238,100	3	\$3,200	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
	Location : Staff Kitchen And Basement Storage							
Wood	5%			2051	**	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	\$24,500	LIFE	**			
	Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 15%							
	Location : Foundation Walls Adjacent To East 23rd Street							
	Spalling, Extent : Moderate, Area Affected : 15%							
	Location : Foundation Walls Adjacent To East 23rd Street							
Plaster	62%			LIFE	**	5-10	\$22,300	
Wood	3%			LIFE	**	5	\$10,100	

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

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

## Interior

## Ceilings

AcousTileConcealSpLn 20% 0-2 \$7,900 2049 \* \* 5 \$3,000

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

*Location : Basement And 1st Floor Reading Area*

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

*Location : Basement And 1st Floor Reading Area*

AcousTileSusp.Lay-In 10% 2049 \* \* 5 \$2,400

Gypsum Board 5% LIFE \* \* 5-10 \$4,200

Masonry: Vault Struct 5% Now \$8,700 LIFE \* \*

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

*Location : Sidewalk Vault*

Plaster 55% LIFE \* \* 5-10 \$22,900

Wood 5% LIFE \* \* 5 \$21,200

## Site Pavements

## Public Sidewalk

Cast in Place Concrete 100% 0-2 \$2,800 2049 \* \*

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

*Location : Sidewalk Flags Proximate To Curb At Main Entrance*

## On-Site Walkways

Cast in Place Concrete 100% 0-2 \$500 2049 \* \*

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

*Location : Rear Yard*

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

## Under 600 Volts

## Service Equipment

Molded Case Bkrs 100% 2036 \$44,000 5 \$400

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

*Location : Basement*

*Explanation : Main Service Disconnect Switch Rated At 400 Amperes.*

## Switchgear / Switchboard

Molded Case Bkrs 100% 2036 \$44,000 5 \$400

## Raceway

Conduit 90% 2036 \$33,600 1

Conduit 10% 2056 \* \* 1

## Panelboards

Fused Disc Sw 10% 2035 \$2,000 5

Molded Case Bkrs 80% 2035 \$16,200 5 \$300

Molded Case Bkrs 10% 2052 \* \* 5

*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			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Wiring									
	Braided Cloth	40%			2035	\$13,500	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%									
Location : Throughout The Building									
	Thermoplastic	50%			2036	\$16,900	1		
	Thermoplastic	10%			2056	* *	1		
Motor Controllers									
	Variable Frequency Drive	100%			2049	* *			
Ground									
Grounding Devices									
	Generic	100%			LIFE	* *	5	\$500	
Lighting									
Interior Lighting									
	Fluorescent	10%			2031	\$18,400	10	\$1,500	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : 3rd Floor									
Explanation : T-8 Lamps									
	LED	90%			2044	* *			
Egress Lighting									
	Emergency, Battery	50%			2041	* *	10	\$2,000	
	Exit, Service	50%			2041	* *	1		
Exterior Lighting									
	LED	5%			2044	* *			
	No Component	95%							
Alarm									
Security System									
	Generic	100%			2041	* *	1	\$6,100	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Reading Areas, Outside Perimeter									
Explanation : CCTV Surveillance Cameras									
Fire/Smoke Detection									
	Generic, Digital	100%			2041	* *	1-3	\$10,000	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Throughout The Building									
Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors, Horns									

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
Energy Source									
	Natural Gas	100%			2062	* *	1		

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Conversion Equipment								
	Hot Water Boiler	100%			2053	**	1	\$8,000	
			Other Observation, Extent : N/A, Area Affected : 100%						
			Location : Basement - Boiler Room						
			Explanation : One Unit						
	Distribution								
	Hot Wtr Piping/Pump	100%			2044	**	4	\$1,200	
	Terminal Devices								
	Air Handler	45%			2044	**	1	\$4,500	
	Convactor/Radiator	50%			2034	\$67,300	1	\$2,600	
	Unit Heater - Hot Water	5%			2044	**			
Air Conditioning									
	Energy Source								
	Electricity	100%			2058	**	1		
	Conversion Equipment								
	Interior Pkg Unit - Cooling	70%			2040	**	2	\$700	
			R-410a Refrigerant, Extent : Light, Area Affected : 100%						
			Location : Basement Mechanical Room, 3rd Floor Mechanical Room						
	Exterior Pkg Unit - Cooling	25%			2044	**	2	\$300	
			R-410a Refrigerant, Extent : Light, Area Affected : 100%						
			Location : 2nd Floor Roof						
	Split Unit	2%			2041	**			
			R-410a Refrigerant, Extent : Light, Area Affected : 100%						
			Location : Elevator Machine Room						
	Window/Wall Unit	3%			2031	\$1,900	1		
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$14,300	
	Exhaust Fans								
	Interior	70%			2041	**	2	\$400	
	Roof	30%			2031	\$9,600	2	\$200	
Plumbing									
	H/C Water Piping								
	Brass/Copper	80%			2046	**	1		
	Galvanized Steel	20%			2041	**	1		
	Water Heater With Tanks								
	Gas Fired	100%			2034	\$17,300	2		
			Other Observation, Extent : N/A, Area Affected : 100%						
			Location : Basement - Boiler Room						
			Explanation : One Unit, 40mbh, 40 Gallons						
	Sanitary Piping								
	Cast Iron	100%			LIFE	**	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1		

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE		* *		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Basement To 3rd Floor							
		Explanation : One Unit							
Fire Suppression									
	Sprinkler								
	No Component	80%							
	Generic	20%			2036	\$45,500	1-2	\$900	

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Print Date : 12-Aug-2025

**NEW YORK PUBLIC LIBRARY - FY 2026**

**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** : 04-Apr-2025 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3,MZ1,MZ2  
**Block** : 2153 **Lot** : 53 **BIN** : 1063632

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Mechanical		\$85,500
<b>Total</b>		<b>\$85,500</b>
Importance Code B		\$85,500
<b>Total</b>		<b>\$85,500</b>

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$81,500	\$2,400	\$1,600	
Interior Architecture	\$117,600	\$2,300	\$2,000	\$300
Electrical	\$1,700	\$1,700	\$1,700	\$1,400
Mechanical	\$7,100	\$4,100	\$3,200	\$4,500
Site Enclosure				
Elevators/Escalators	\$7,200	\$7,200	\$7,200	\$7,200
<b>Total</b>	<b>\$215,200</b>	<b>\$17,600</b>	<b>\$15,700</b>	<b>\$13,400</b>
Importance Code A	\$82,300	\$3,100	\$2,300	\$700
Importance Code B	\$67,900	\$14,500	\$11,900	\$12,600
Importance Code C	\$65,000		\$1,400	
<b>Total</b>	<b>\$215,200</b>	<b>\$17,600</b>	<b>\$15,700</b>	<b>\$13,400</b>



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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick	57%			LIFE	**	5	\$62,600	
	Masonry: Granite	5%			LIFE	**	5	\$4,100	
	Masonry: Limestone	25%			LIFE	**	5	\$20,600	
	Masonry: Sandstone	3%			LIFE	**	5	\$2,500	
	Metal Panel	10%			2062	**	5-10	\$37,800	
Windows									
	Aluminum	95%			2058	**	5	\$4,800	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Windows Throughout								
	Explanation : Wood Interior, Aluminum Exterior								
	Metal Louvers	5%			2049	**	10	\$1,600	
Parapets									
	Cast Stone/Terra Cotta	10%			LIFE	**	5-10	\$6,800	
	Masonry: Brick	75%			LIFE	**	5-10	\$12,200	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Interior Parapet								
	Explanation : Liquid Applied Waterproofing								
	Masonry: Limestone	15%			LIFE	**	5-10	\$4,400	
Roof									
	Modified Bitumen	100%	2-4	\$7,100	2041	**			
	Ponding, Extent : Light, Area Affected : 10%								
	Location : Lower Roof								
Interior									
Floors									
	Cast in Place Concrete	5%			LIFE	**	5	\$5,000	
	Ceramic Tile	5%			2049	**	5	\$1,100	
	Terrazzo	5%			LIFE	**	5	\$1,800	
	Vinyl Tile	10%	Now	\$9,500	2044	**	3	\$900	
	Water Penetration, Extent : Light, Area Affected : 5%								
	Location : Electric Meter Room								
	Wood	75%			2071	**	5	\$31,900	
Interior Walls									
	Ceramic Tile	5%			2049	**	5	\$2,900	
	Glass: Single Pane	14%			LIFE	**	5	\$12,000	
	Gypsum Board	75%			LIFE	**	5-10	\$73,000	
	Marble Panels	1%			LIFE	**	10	\$200	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Entry Foyer								
	Explanation : Terrazo Panel								
	Wood	5%			LIFE	**	5	\$22,900	
Ceilings									
	AcousTileSusp.Lay-In	20%			2053	**	5	\$4,500	
	Gypsum Board	80%			LIFE	**	5-10	\$62,400	

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

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

## Site Enclosure

## Fence/Gates

Cast Iron Rail	100%		2056	**	5	\$1,300
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## Retaining Walls

Cast in Place Concrete	100%		2056	**		
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## Site Pavements

## Public Sidewalk

Cast in Place Concrete	100%		2053	**		
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## Activity Yard

Pavers/Stone	100%		2045	**		
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Electrical		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	

## Under 600 Volts

## Service Equipment

Fused Disc Sw	100%		2062	**	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%		2062	**	5	\$100
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## Raceway

Conduit	100%		2062	**	1	
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## Panelboards

Fused Disc Sw	5%		2058	**	5	
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Molded Case Bkrs	95%		2058	**	5	\$400
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## Wiring

Thermoplastic	100%		2062	**	1	
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## Motor Controllers

Locally Mounted	100%		2053	**	5	\$100
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## Ground

## Grounding Devices

Generic	100%		LIFE	**	5	\$400
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*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement Mechanical Room**Explanation : Water Main Pipe Grounded*

## Lighting

## Interior Lighting

LED	100%		2044	**		
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## Egress Lighting

Emergency, Battery	50%		2044	**	10	\$1,800
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Exit, Battery	50%		2044	**	10	\$500
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## Exterior Lighting

LED	10%		2044	**		
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No Component	90%					
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## Alarm

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Alarm									
	Security System								
	Generic	50%			2044	* *	1	\$2,800	
		Other Observation, Extent : Light, Area Affected : 100% Location : Inside And Outside Explanation : CCTV Surveillance Cameras							
	Generic	50%			2044	* *	1	\$2,800	
		Other Observation, Extent : Light, Area Affected : 100% Location : Hallways Reading Area And Basement Explanation : Intrusion Alarm And Motion Sensor							
Fire/Smoke Detection									
	Generic, Digital	100%			2044	* *	1-3	\$9,300	

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%			2046	* *	1		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Throughout							
		Explanation : Building Mechanical Components Recently Installed During Recent Renovation.							
Conversion Equipment									
	Hot Water Boiler	100%			2053	* *	1	\$7,500	
		Recent Installation, Extent : N/A, Area Affected : 100%							
		Location : Basement							
Distribution									
	Hot Wtr Piping/Pump	100%			2058	* *	4	\$700	
Terminal Devices									
	Air Handler	10%			2044	* *	1	\$900	
	Convactor/Radiator	85%			2053	* *	1	\$4,200	
	Unit Heater - Hot Water	5%			2044	* *			
Controls									
	Electrical	100%			2035	\$85,500			
Air Conditioning									
	Energy Source								
	Electricity	100%			2058	* *	1		
Conversion Equipment									
	Ext Pkg Unit - Heating/Cooling	100%			2044	* *	2	\$900	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Roof							
		Explanation : Package Units							
Terminal Devices									
	Air Handler/Cool/Ht	15%			2044	* *	1	\$1,400	
	No Component	85%							

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Heat Rejection								
	Air Cooled Condenser Unit	80%			2044	* *	2	\$8,400	
	No Component	20%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$13,400	
	Exhaust Fans								
	Interior	15%			2041	* *	2	\$100	
	Roof	85%			2041	* *	2	\$400	
Plumbing									
	H/C Water Piping								
	Brass/Copper	70%			2056	* *	1		
	Galvanized Steel	30%			2053	* *	1		
	Water Heater With Tanks								
	Gas Fired	100%			2035	\$17,300	2		
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Basement								
	Explanation : 1 Unit 75 Gallons								
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Sump Pump(s)								
	Submersible	100%			2031	\$500	4	\$500	
	Fixtures								
	Generic	100%							
Fire Suppression									
	Sprinkler								
	Generic	100%			2062	* *	1-2	\$4,200	
	Fire Pump								
	Generic	100%			2049	* *	1	\$2,800	

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

Print Date : 12-Aug-2025

**NEW YORK PUBLIC LIBRARY - FY 2026**

**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** : 20-May-2025 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3  
**Block** : 3211 **Lot** : 5 **BIN** : 2014579

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	\$251,500	\$106,300
Interior Architecture		\$104,000
Mechanical		\$127,900
Site Pavements	\$52,100	
<b>Total</b>	<b>\$303,600</b>	<b>\$338,300</b>
Importance Code A	\$251,500	\$106,300
Importance Code B	\$52,100	\$231,900
<b>Total</b>	<b>\$303,600</b>	<b>\$338,300</b>

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$46,300			
Interior Architecture	\$66,300		\$5,200	\$3,900
Electrical	\$2,100	\$1,600	\$2,000	\$1,700
Mechanical	\$8,400	\$1,300	\$6,700	\$1,300
Site Enclosure	\$30,500			
Site Pavements	\$15,200			
Elevators/Escalators	\$7,200	\$7,200	\$7,200	\$7,200
<b>Total</b>	<b>\$176,100</b>	<b>\$10,100</b>	<b>\$21,100</b>	<b>\$14,100</b>
Importance Code A	\$47,200	\$800	\$800	\$800
Importance Code B	\$69,100	\$9,300	\$20,200	\$12,700
Importance Code C	\$59,900			\$600
<b>Total</b>	<b>\$176,100</b>	<b>\$10,100</b>	<b>\$21,100</b>	<b>\$14,100</b>



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

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

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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
	Exterior Walls								
	Glass Block	5%			LIFE	**	5	\$2,100	
	Masonry: Brick	86%	Now	\$123,100	LIFE	**	5	\$29,500	
	Graffiti, Extent : Moderate, Area Affected : 2%								
	Location : Rear Elevation								
	Horizontal Cracks, Extent : Severe, Area Affected : 2%								
	Location : Rear Elevation At 3rd Floor Glass Block Window								
	Joint Mortar Miss/Erode, Extent : Severe, Area Affected : 2%								
	Location : Stair Bulkhead								
	Metal Sect. OHD	1%			2041	**	5	\$1,100	
	Granite Panels	5%	Now	\$128,400	LIFE	**	5	\$1,300	1
	Broken/Missing Elements, Extent : Moderate, Area Affected : 2%								
	Location : Cheek Wall Of Steps On Front Facade								
	Joint Mortar Miss/Erode, Extent : Severe, Area Affected : 100%								
	Location : Surround Panels At Doors On University Avenue, Cheek Wall								
	Misaligned/Bulging, Extent : Severe, Area Affected : 25%								
	Location : Surround Panels At Doors On University Avenue								
	Pre-Cast Concrete	3%	4+	\$1,500	LIFE	**	5	\$3,300	
	Staining/Discoloring, Extent : Moderate, Area Affected : 100%								
	Location : Window Sills								
Windows									
	Aluminum	60%			2052	**	5	\$4,400	
	Aluminum w/ Guards	40%			2052	**	5	\$2,900	
Parapets									
	Masonry: Brick	80%	0-2	\$27,300	LIFE	**	5	\$2,100	1
	Joint Mortar Miss/Erode, Extent : Severe, Area Affected : 20%								
	Location : Throughout								
	Spalling, Extent : Moderate, Area Affected : 15%								
	Location : Interior Parapet Face								
	Metal: Cage/Fence	10%			2041	**	5-10	\$2,100	
	Pre-Cast Concrete	10%	0-2	\$2,200	LIFE	**	5	\$1,700	1
	Joint Mortar Miss/Erode, Extent : Severe, Area Affected : 20%								
	Location : Throughout								
	Vegetation Growth, Extent : Moderate, Area Affected : 50%								
	Location : Coping Stones								
	Worn/Erode, Extent : Moderate, Area Affected : 25%								
	Location : Throughout								
Roof									
	Roll Roofing	100%	Now	\$10,600	2035	\$106,300	5	\$13,500	
	Blisters, Extent : Moderate, Area Affected : 30%								
	Location : Main Roof								
	Patching Evident, Extent : Light, Area Affected : 15%								
	Location : Main Roof								
	Seams Open/Split, Extent : Moderate, Area Affected : 20%								
	Location : Various Locations At Roof Penetrations								

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

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific 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			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Soffits									
	Stucco Cement	100%			2041	**	5		
Interior									
Floors									
	Carpet	3%			2035	\$13,800	3	\$1,200	
	Cast in Place Concrete	5%			LIFE	**	5	\$5,600	
	Ceramic Tile	5%			2045	**	5	\$1,300	
	Terrazzo	5%			LIFE	**	5	\$2,000	
	Vinyl Tile	77%	4+	\$11,100	2041	**	3	\$7,400	
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%									
Location : 1st Floor									
Uneven Substrate, Extent : Moderate, Area Affected : 15%									
Location : 1st Floor									
Worn/Erode, Extent : Light, Area Affected : 15%									
Location : 2nd Floor									
	Vinyl Tile 9" X 9"	5%			2031	\$104,000	3	\$600	
Interior Walls									
	Ceramic Tile	5%			2045	**	5	\$1,200	
	Concrete Masonry Unit	10%			LIFE	**	5	\$1,900	
	Glazed Ceramic Panel	2%	Now	\$18,000	LIFE	**			
Broken/Missing Elements, Extent : Severe, Area Affected : 15%									
Location : At Sink And Under Window In Basement Storage Room									
Water Penetration, Extent : Moderate, Area Affected : 15%									
Location : At Sink In Basement Storage Room									
	Gypsum Board	68%			LIFE	**	5-10	\$26,800	
	Plaster	15%			LIFE	**	5-10	\$3,000	
Ceilings									
	AcousTileConcealSpLn	30%			2049	**	5	\$9,600	
	Exposed Struc: Concrete	20%			LIFE	**	5-10	\$6,400	
	Gypsum Board	35%	Now	\$3,200	LIFE	**	5	\$11,200	
Water Penetration, Extent : Severe, Area Affected : 2%									
Location : 2nd Floor Window									
Other Observation, Extent : Moderate, Area Affected : 2%									
Location : 2nd Floor									
Explanation : Suspended Rubber Membrane Ceiling Is Damaged									
	Plaster	15%			LIFE	**	5-10	\$6,600	
Site Enclosure									
Fence/Gates									
	Chain Link	100%	0-2	\$6,400	2056	**			
Corrosion/Rusting, Extent : Severe, Area Affected : 100%									
Location : Rear Of Building									
Impact Damage, Extent : Moderate, Area Affected : 10%									
Location : Rear Of Building									

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



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

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

## Site Enclosure

## Retaining Walls

Cast in Place Concrete      50%    2-4      \$1,000    2056      \* \*

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

*Location : Rear Elevation Below Fence*

Masonry: Brick      50%    Now      \$23,200    2062      \* \*

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

*Location : Ramp Retaining Wall On Front Elevation*

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

*Location : Ramp Retaining Wall On Front Elevation*

## Site Pavements

## Public Sidewalk

Cast in Place Concrete      100%    Now      \$52,100    2049      \* \*

*Cracking/Crumbling, Extent : Light, Area Affected : 20%*

*Location : Throughout*

## On-Site Walkways

Cast in Place Concrete      100%    Now      \$15,200    2049      \* \*

*Cracking/Crumbling, Extent : Moderate, Area Affected : 20%*

*Location : Rear Yard And Walkway At Rear Of Building*

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

## Under 600 Volts

## Service Equipment

Fused Disc Sw      100%      2036      \$3,800    5      \$100

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

*Location : Electrical Room*

*Explanation : Main Service Disconnect 400 Ampere*

## Switchgear / Switchboard

Molded Case Bkrs      100%      2036      \$44,000    5      \$500

## Raceway

Conduit      60%      2056      \* \*    1

Conduit      40%      2036      \$14,900    1

## Panelboards

Molded Case Bkrs      60%      2052      \* \*    5      \$300

Molded Case Bkrs      40%      2035      \$8,100    5      \$200

## Wiring

Thermoplastic      35%      2056      \* \*    1

Thermoplastic      65%      2046      \* \*    1

## Motor Controllers

Locally Mounted      100%      2034      \$48,500    5      \$100

## Ground

## Grounding Devices

Generic      100%      LIFE      \* \*    5      \$500

*Corroded, Extent : Moderate, Area Affected : 100%*

*Location : Electrical Meter Room - Basement*

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

*Estimates are rounded to the nearest hundred dollars.*

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

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting									
	Interior Lighting								
	Fluorescent	1%			2031	\$1,900	10	\$200	
		Compact Fluorescent Light, Extent : Light, Area Affected : 100%							
		Location : Basement							
	LED	99%			2041	**			
Egress Lighting									
	Emergency, Battery	35%			2044	**	10	\$1,400	
	Exit/Emergency Light	30%			2044	**			
	Combo								
	Exit, Battery	35%			2044	**	10	\$400	
Exterior Lighting									
	LED	25%			2044	**			
	No Component	75%							
Alarm									
	Security System								
	Generic	100%			2044	**	1	\$6,400	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Reading Areas							
		Explanation : CCTV Surveillance Camera							
	Fire/Smoke Detection								
	Generic, Digital	100%			2044	**	1-3	\$10,600	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Strobe Lights, Alarm Bells, Manual Pull Stations, Fire Alarm Panel							
Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2046	**	1		
Conversion Equipment									
	Hot Water Boiler	100%			2041	**	1	\$8,500	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Boiler Room							
		Explanation : One Unit							
Distribution									
	Hot Wtr Piping/Pump	100%	Now	\$800	2035	\$38,000	4	\$800	
		Leak Evident, Extent : Light, Area Affected : 5%							
		Location : Boiler Room							
Terminal Devices									
	Convactor/Radiator	90%			2034	\$127,900	1	\$5,000	
	Unit Heater - Hot Water	10%			2036	\$10,300			
Air Conditioning									
	Energy Source								
	Electricity	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**  
**FRANCIS MARTIN BRANCH LIBRARY**  
**Asset # : 13333**

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Conversion Equipment								
	Ext Pkg Unit - Heating/Cooling	75%			2041	* *	2	\$800	
		R-410a Refrigerant, Extent : Light, Area Affected : 100%							
		Location : Roof							
	Split Unit	20%			2041	* *			
		R-410a Refrigerant, Extent : Light, Area Affected : 100%							
		Location : Boiler Room							
	Window/Wall Unit	5%			2029	\$3,300	1		
Heat Rejection									
	Air Cooled Condenser Unit	20%			2041	* *	2	\$2,400	
	No Component	80%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$15,100	
	Exhaust Fans								
	Interior	30%			2031	\$23,100	2	\$200	
	Roof	70%			2041	* *	2	\$400	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2046	* *	1		
	Water Heater With Tanks								
	Gas Fired	100%			2034	\$34,700	2		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Boiler Room							
		Explanation : One Unit, 120 Gallons							
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE	* *			
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Basement To 2nd Floor							
		Explanation : One Unit							

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

Print Date : 12-Aug-2025

**NEW YORK PUBLIC LIBRARY - FY 2026**

**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** : 29-Jan-2025 **Landmark Status** : EXTERIOR LANDMARK  
**Areas Surveyed** : Basement, Floors 1,2,3,Mez  
**Block** : 1980 **Lot** : 22 **BIN** : 1059688

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	\$570,100	\$153,900
Interior Architecture		\$162,700
Mechanical		\$316,900
<b>Total</b>	<b>\$570,100</b>	<b>\$633,400</b>
Importance Code A	\$570,100	\$153,900
Importance Code B		\$479,600
<b>Total</b>	<b>\$570,100</b>	<b>\$633,400</b>

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$152,600		\$3,200	
Interior Architecture	\$64,800		\$2,000	\$1,800
Electrical	\$1,900	\$1,700	\$2,200	\$1,700
Mechanical	\$7,700	\$1,400	\$21,800	\$1,400
Site Enclosure	\$1,700			
Site Pavements	\$12,200			
Elevators/Escalators	\$7,200	\$7,200	\$7,200	\$7,200
<b>Total</b>	<b>\$248,100</b>	<b>\$10,300</b>	<b>\$36,400</b>	<b>\$12,100</b>
Importance Code A	\$153,500	\$900	\$4,100	\$900
Importance Code B	\$69,300	\$9,400	\$32,300	\$10,800
Importance Code C	\$25,300			\$500
<b>Total</b>	<b>\$248,100</b>	<b>\$10,300</b>	<b>\$36,400</b>	<b>\$12,100</b>



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

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

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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick	40%	Now	\$141,700	LIFE	**	5	\$5,200	
		Joint Mortar Miss/Erode, Extent : Severe, Area Affected : 75%							
		Location : All Facades							
		Spalling, Extent : Severe, Area Affected : 60%							
		Location : All Facades							
	Masonry: Brick	40%	Now	\$273,900	LIFE	**	5	\$5,200	
		Caulking Deteriorated, Extent : Moderate, Area Affected : 25%							
		Location : All Facades							
		Spalling, Extent : Severe, Area Affected : 50%							
		Location : All Facades							
	Masonry: Limestone	5%	Now	\$8,500	LIFE	**	5	\$500	
		Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 15%							
		Location : Decorative Banding And Archway. North, South Facades							
		Staining/Discoloring, Extent : Moderate, Area Affected : 25%							
		Location : North, South Facades							
		Worn/Erode, Extent : Moderate, Area Affected : 25%							
		Location : Decorative Banding And Archway. North, South Facades							
	Masonry: Marble	10%	Now	\$40,200	LIFE	**	5	\$1,000	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 15%							
		Location : South Facade. Base Of Building							
		Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 25%							
		Location : North And South Facades							
		Staining/Discoloring, Extent : Moderate, Area Affected : 25%							
		Location : North Facade							
		Worn/Erode, Extent : Moderate, Area Affected : 25%							
		Location : North And South Facades							
	Slate Panels	2%			LIFE	**	5	\$400	
	Stucco Cement	3%	Now	\$500	2041	**	5	\$500	
		Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 5%							
		Location : East Facade							

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

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

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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Windows									
	Metal Louvers	5%			2039	**	10	\$600	
	Wood	25%			2044	**	5	\$5,100	
	Wood	70%	Now	\$92,900	2061	**	5	\$7,200	1
Air Infiltration, Extent : Moderate, Area Affected : 50%									
Location : First And Second Floors									
Dry Rot/Decay, Extent : Severe, Area Affected : 60%									
Location : Throughout									
Hardware Missing, Extent : Moderate, Area Affected : 30%									
Location : First And Second Floors									
Misaligned/Bulging, Extent : Severe, Area Affected : 10%									
Location : Penthouse Apartments									
Thermally Inefficient, Extent : Moderate, Area Affected : 100%									
Location : First And Second Floors									
Unit Inoperable, Extent : Moderate, Area Affected : 25%									
Location : First And Second Floors									
Parapets									
	Cast Stone/Terra Cotta	5%	Now	\$7,900	LIFE	**	5	\$600	
Cracking/Crumbling, Extent : Severe, Area Affected : 10%									
Location : Camelback Coping Stones									
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Roof Level									
Explanation : Roof Inaccessible									
	Masonry: Brick	60%	Now	\$26,300	LIFE	**	5	\$900	
Diagonal Cracks, Extent : Severe, Area Affected : 5%									
Location : Parapet Walls									
Miss/Damaged Flashings, Extent : Severe, Area Affected : 5%									
Location : Parapet Walls									
Spalling, Extent : Severe, Area Affected : 40%									
Location : Parapet Walls									
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Roof Level									
Explanation : Roof Inaccessible									
	Masonry: Limestone	10%			LIFE	**	5-10	\$1,900	
	Masonry: Marble	5%	Now	\$17,500	LIFE	**	5	\$100	
Joint Mortar Miss/Erode, Extent : Severe, Area Affected : 50%									
Location : Stepped Coping									
Worn/Erode, Extent : Severe, Area Affected : 25%									
Location : Stepped Coping									
	No Component	20%							

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Roof								
Modified Bitumen	85%	Now	\$61,500	2036	\$153,900			
	Blisters, Extent : Moderate, Area Affected : 5%							
	Location : Throughout							
	Water Penetration, Extent : Severe, Area Affected : 15%							
	Location : Elevator Vestibule. First Floor, Main Stair First, Second Floors, Staff Lounge On The Second Floor							
	Worn/Erode, Extent : Moderate, Area Affected : 10%							
	Location : Eastern First Floor Bump Out For Elevator Access							
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : Roof Level							
	Explanation : Roof Inaccessible							
Skylight, Metal/Glass	10%	Now	\$46,500	2046	* *			
	Broken/Missing Elements, Extent : Moderate, Area Affected : 5%							
	Location : Over Main Stairs And Old Apartment							
	Corrosion/Rusting, Extent : Moderate, Area Affected : 20%							
	Location : Over Main Stairs And Old Apartment							
Slate	5%	Now	\$3,500	LIFE	* *			
	Broken/Missing Elements, Extent : Moderate, Area Affected : 15%							
	Location : At Third Floor Dormers. Old Apartment							
	Cracking/Crumbling, Extent : Moderate, Area Affected : 25%							
	Location : At Third Floor Dormers. Old Apartment							
Interior								
Floors								
Carpet	10%			2035	\$52,100	3	\$4,000	
Cast in Place Concrete	10%			LIFE	* *	5	\$11,600	
Ceramic Tile	5%			2045	* *	5	\$1,300	
Vinyl Tile	20%			2036	\$162,700	3	\$2,700	
Wood	55%			2071	* *	5	\$27,400	
	Recent Installation, Extent : N/A, Area Affected : 100%							
	Location : All Floors							
Interior Walls								
Ceramic Tile	5%			2045	* *	5	\$900	
Gypsum Board	20%			LIFE	* *	5-10	\$6,200	
Plaster	70%	0-2	\$6,900	LIFE	* *	5	\$3,900	
	Water Penetration, Extent : Moderate, Area Affected : 20%							
	Location : Various Locations							
Wood	5%			LIFE	* *	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**  
**GEORGE BRUCE BRANCH LIBRARY**  
**Asset # : 13334**

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Ceilings									
	AcousTileSusp.Lay-In	5%			2049	* *	5	\$1,300	
	Gypsum Board	10%			LIFE	* *	5-10	\$9,100	
	Plaster	70%	Now	\$12,500	LIFE	* *	5	\$11,600	
Paint Peeling, Extent : Severe, Area Affected : 10%									
Location : 3rd Floor Apartments									
	Plaster	5%	Now	\$22,400	LIFE	* *	5	\$800	
Broken/Missing Elements, Extent : Severe, Area Affected : 50%									
Location : Old Apartment									
Loose/Delam Surface, Extent : Severe, Area Affected : 50%									
Location : Old Apartment									
Water Penetration, Extent : Moderate, Area Affected : 25%									
Location : Old Apartment									
	Plaster	10%			LIFE	* *	5-10	\$4,600	
Site Enclosure									
Fence/Gates									
	Iron Picket	100%	Now	\$1,700	2056	* *			
Broken/Missing Elements, Extent : Severe, Area Affected : 10%									
Location : Basement Stair Enclosure. South Facade									
Corrosion/Rusting, Extent : Moderate, Area Affected : 25%									
Location : Basement Stair Enclosure. South Facade									
Site Pavements									
Public Sidewalk									
	Cast in Place Concrete	100%	Now	\$3,300	2049	* *			
Sinking/Subsiding, Extent : Severe, Area Affected : 5%									
Location : Front Of Building									
On-Site Walkways									
	Cast in Place Concrete	100%			2041	* *			
Parking/Driveway									
	Asphalt	100%	Now	\$8,900	2045	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 40%									
Location : Throughout									
Sinking/Subsiding, Extent : Moderate, Area Affected : 30%									
Location : Throughout									
Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Service Equipment									
	Molded Case Bkrs	100%			2046	* *	5	\$500	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Electrical Room									
Explanation : Main Service Disconnect Switch Rated At 800 Amperes.									
Switchgear / Switchboard									
	Molded Case Bkrs	100%			2046	* *	5	\$500	

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



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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Raceway								
	Conduit	100%			2046	* *	1		
	Panelboards								
	Fused Disc Sw	5%			2044	* *	5		
	Molded Case Bkrs	95%			2044	* *	5	\$400	
	Wiring								
	Thermoplastic	100%			2046	* *	1		
	Motor Controllers								
	Variable Frequency Drive	100%			2053	* *			
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$500	
Lighting									
	Interior Lighting								
	LED	100%			2044	* *			
	Egress Lighting								
	Emergency, Battery	50%			2036	\$16,500	10	\$2,100	
	Exit, LED	40%			2051	* *	1		
	Exit, Service	10%			2031	\$700	1		
	Exterior Lighting								
	LED	5%			2044	* *			
	No Component	95%							
Alarm									
	Security System								
	Generic	100%			2041	* *	1	\$6,600	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Reading Areas, Hallways								
	Explanation : CCTV Surveillance Cameras								
	Fire/Smoke Detection								
	Generic, Digital	100%			2044	* *	1-3	\$10,900	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Throughout The Building								
	Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors, Horns								

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2056	* *	1		
	Conversion Equipment								
	Hot Water Boiler	100%			2049	* *	1	\$8,800	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Basement. Boiler Room								
	Explanation : One Unit								

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

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Distribution								
	Hot Wtr Piping/Pump	100%			2035	\$43,000	4	\$1,300	
	Terminal Devices								
	Convactor/Radiator	100%			2034	\$160,800	1	\$5,700	
		On Extended Life, Extent : Light, Area Affected : 100%							
		Location : Throughout							
	Controls								
	Electrical	100%			2031	\$109,400			
Air Conditioning									
	Energy Source								
	Electricity	100%			2052	* *	1		
	Conversion Equipment								
	Split Unit	10%			2031	\$46,700			
		R-22 Refrigerant, Extent : Light, Area Affected : 100%							
		Location : 1st Floor Corridor							
	Split Unit	60%			2041	* *			
		R-410a Refrigerant, Extent : Light, Area Affected : 100%							
		Location : Basement							
	Not Accessible	30%							
Heat Rejection									
	No Component	40%							
	Not Accessible	60%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$15,600	
	Exhaust Fans								
	Interior	20%			2041	* *	2	\$100	
	No Component	60%							
	Not Accessible	20%							
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2046	* *	1		
	Water Heater With Tanks								
	Gas Fired	100%			2029	\$19,000	2		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Basement. Boiler Room							
		Explanation : One Unit, 50 Gallons							
	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**  
**GEORGE BRUCE BRANCH LIBRARY**  
**Asset # : 13334**

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

Vertical Transport

Elevators

Hydraulic

100%

LIFE

\* \*

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

*Location : Basement To 3rd Floor*

*Explanation : One Unit*

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

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

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

Print Date : 12-Aug-2025

**NEW YORK PUBLIC LIBRARY - FY 2026**

**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-Apr-2025 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3  
**Block** : 2824 **Lot** : 34 **BIN** : 2007870

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	\$533,200	
Interior Architecture		\$453,500
Electrical		\$21,200
Mechanical		\$328,100
<b>Total</b>	<b>\$533,200</b>	<b>\$802,800</b>
Importance Code A	\$533,200	
Importance Code B		\$802,800
<b>Total</b>	<b>\$533,200</b>	<b>\$802,800</b>

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$4,900			
Interior Architecture	\$77,600	\$1,400	\$600	\$7,600
Electrical	\$3,800	\$1,800	\$2,100	\$1,800
Mechanical	\$8,400	\$1,800	\$4,200	\$1,600
Site Pavements	\$11,800			
Elevators/Escalators	\$7,200	\$7,200	\$7,200	\$7,200
<b>Total</b>	<b>\$113,700</b>	<b>\$12,200</b>	<b>\$14,000</b>	<b>\$18,200</b>
Importance Code A	\$5,800	\$900	\$900	\$900
Importance Code B	\$84,100	\$11,300	\$12,700	\$16,700
Importance Code C	\$23,800		\$400	\$600
<b>Total</b>	<b>\$113,700</b>	<b>\$12,200</b>	<b>\$14,000</b>	<b>\$18,200</b>



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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**  
**GRAND CONCOURSE BRANCH LIBRARY**  
**Asset # : 13335**

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
	Exterior Walls								
	Cast Stone/Terra Cotta	1%			LIFE	**	5	\$3,600	
	Masonry: Brick	99%	Now	\$95,500	LIFE	**	5	\$22,900	1
	Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 15%								
	Location : Throughout								
	Loose Units, Extent : Severe, Area Affected : 25%								
	Location : Street Facing Facades								
	Misaligned/Bulging, Extent : Moderate, Area Affected : 10%								
	Location : Northwest Corner And Over Main Entrance								
	Sidewalk Shed in Use, Extent : Moderate, Area Affected : 50%								
	Location : Selwyn Avenue And East 173rd Street Elevation								
	Windows								
	Aluminum	100%			2052	**	5	\$4,700	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Throughout								
	Explanation : Protective Metal Grilles								
	Parapets								
	Masonry: Brick	90%	Now	\$251,600	LIFE	**	5	\$3,900	
	Efflorescence, Extent : Moderate, Area Affected : 15%								
	Location : Throughout								
	Joint Mortar Miss/Erode, Extent : Severe, Area Affected : 15%								
	Location : Throughout								
	Loose Units, Extent : Severe, Area Affected : 10%								
	Location : All Facades Facing Street								
	Spalling, Extent : Severe, Area Affected : 20%								
	Location : Throughout								
	Other Observation, Extent : Severe, Area Affected : 50%								
	Location : Parapets								
	Explanation : Single Ply Membrane Draped And Secured To Street Facing Parapet Walls Due To Loose Units								
	Pre-Cast Concrete	10%	0-2	\$700	LIFE	**	5	\$2,700	
	Vegetation Growth, Extent : Moderate, Area Affected : 20%								
	Location : Coping Stones								
	Roof								
	Modified Bitumen	100%	Now	\$186,100	2046	**			1
	Alligatoring, Extent : Severe, Area Affected : 20%								
	Location : Throughout								
	Blisters, Extent : Severe, Area Affected : 30%								
	Location : Throughout								
	Drains Clogged, Extent : Severe, Area Affected : 15%								
	Location : Throughout								
	Ponding, Extent : Severe, Area Affected : 15%								
	Location : At Roof Drains And Throughout								
	Seams Open/Split, Extent : Severe, Area Affected : 25%								
	Location : At Roof Penetrations								
	Water Penetration, Extent : Severe, Area Affected : 5%								
	Location : Third Floor								

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**

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Floors									
	Carpet	40%			2032	\$200,600	3	\$22,400	
	Ceramic Tile	5%			2045	* *	5	\$1,400	
	Sheet Vinyl/Rubber	20%			2041	* *	5	\$8,400	
	Terrazzo	10%			LIFE	* *	5	\$4,400	
	Vinyl Tile	5%			2041	* *	3	\$500	
	Vinyl Tile 9" X 9"	20%	Now	\$22,700	2036	\$453,500	3	\$2,100	
Broken/Missing Elements, Extent : Severe, Area Affected : 15%									
Location : Basement									
Worn/Erode, Extent : Severe, Area Affected : 90%									
Location : Throughout									
Interior Walls									
	Ceramic Tile	3%			2045	* *	5	\$1,100	
	Ceramic Tile	2%			2039	* *	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+	\$14,100	2049	* *	5	\$8,400	
Staining/Discoloring, Extent : Moderate, Area Affected : 30%									
Location : Third Floor									
Water Penetration, Extent : Severe, Area Affected : 5%									
Location : At Stair Landing Opposite Main Desk									
	AcousTileSusp.Lay-In	10%			2053	* *	5	\$2,800	
	Plaster	30%			LIFE	* *	5-10	\$14,400	
Site Enclosure									
Fence/Gates									
	Chain Link	60%			2046	* *			
	Iron Picket	40%			2071	* *			
Site Pavements									
Public Sidewalk									
	Cast in Place Concrete	100%	Now	\$11,800	2049	* *			
Cracking/Crumbling, Extent : Severe, Area Affected : 20%									
Location : East 173rdm Street, Selwyn Avenue									
On-Site Walkways									
	Cast in Place Concrete	100%			2049	* *			

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

Under 600 Volts

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

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Service Equipment									
	Fused Disc Sw	50%			2036	\$1,900	5		
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Electrical Room									
Explanation : Service Disconnect Switch Rated At 400 Amperes.									
	Molded Case Bkrs	50%			2036	\$22,000	5	\$200	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Electrical Room									
Explanation : Service Disconnect Switch Rated At 350 Amperes.									
Switchgear / Switchboard									
	Molded Case Bkrs	100%			2036	\$44,000	5	\$500	
Raceway									
	Conduit	40%			2036	\$14,900	1		
	Conduit	40%			2056	* *	1		
	Conduit	20%			2062	* *	1		
Panelboards									
	Fused Disc Sw	2%			2035	\$400	5		
	Fused Disc Sw	3%			2052	* *	5		
	Molded Case Bkrs	20%			2035	\$4,100	5	\$100	
	Molded Case Bkrs	45%			2052	* *	5	\$200	
	Molded Case Bkrs	30%			2058	* *	5	\$100	
Wiring									
	Thermoplastic	35%			2036	\$11,800	1		
	Thermoplastic	35%			2056	* *	1		
	Thermoplastic	30%			2062	* *	1		
Motor Controllers									
	Locally Mounted	70%			2034	\$33,900	5	\$100	
	Locally Mounted	20%			2041	* *	5		
	Locally Mounted	10%			2053	* *	5		
Ground									
Grounding Devices									
	Generic	100%			LIFE	* *	5	\$500	
Lighting									
Interior Lighting									
	Fluorescent	50%			2041	* *	10	\$8,600	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Throughout The Building									
Explanation : T-8 Lamps									
	Fluorescent	10%			2031	\$21,200	10	\$1,700	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Basement									
Explanation : T-12 Lamps									
	LED	40%			2044	* *			

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

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

**Lighting**

## Egress Lighting

Emergency, Battery	40%		2036	\$12,700	10	\$1,800		
Emergency, Battery	10%		2044	* *	10	\$500		
Exit, LED	30%		2051	* *	1			
Exit, LED	10%		2071	* *	1			
Exit, Service	10%		2036	\$600	1			

## Exterior Lighting

HID	20%		2036	\$17,700	10			
No Component	80%							

**Alarm**

## Security System

Generic	100%		2041	* *	1	\$7,000		
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Reading Areas, Outside Perimeter</i>								
<i>Explanation : CCTV Surveillance Cameras</i>								

## Fire/Smoke Detection

Generic, Digital	100%		2041	* *	1-3	\$11,500		
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Strobe Lights, Alarm Bells Horn, Smoke Detectors, Manual Pull Stations</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%		2056	* *	1			
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## Conversion Equipment

Furnace	60%		2036	\$35,400	1	\$5,500		
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : Two Units</i>								

Hot Water Boiler	40%		2041	* *	1	\$3,700		
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : One Unit</i>								

## Distribution

Hot Wtr Piping/Pump	40%		2044	* *	4	\$600		
No Component	60%							

## Terminal Devices

Convactor/Radiator	40%		2041	* *	1	\$2,400		
No Component	60%							

## Controls

Electrical	100%		2031	\$105,300				
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**Air Conditioning**

*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			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Energy Source								
	Electricity	100%			2052	**	1		
	Conversion Equipment								
	Ext Pkg Unit - Heating/Cooling	70%			2036	\$222,800	2	\$800	
				R-22 Refrigerant, Extent : Light, Area Affected : 100%					
				Location : Roof					
	Split Unit	30%			2041	**			
				R-410a Refrigerant, Extent : Light, Area Affected : 100%					
				Location : Roof					
Terminal Devices									
	Fan Coil - 2 Pipe	30%			2041	**	1	\$1,800	
	No Component	70%							
Heat Rejection									
	Evaporative Condenser	30%			2041	**	2	\$3,900	
	No Component	70%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$16,500	
	Exhaust Fans								
	Roof	100%			2036	\$36,800	2	\$600	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2046	**	1		
	Water Heater With Tanks								
	Electric	100%			2031	\$24,000	4		
				Other Observation, Extent : N/A, Area Affected : 100%					
				Location : Boiler Room					
				Explanation : One 40 Gallon Unit					
	Sanitary Piping								
	Cast Iron	100%			LIFE	**	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1		
	Sump Pump(s)								
	Submersible	100%			2029	\$600	4	\$600	
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE	**			
				Other Observation, Extent : N/A, Area Affected : 100%					
				Location : Basement To 3rd Floor					
				Explanation : One Unit					

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

Print Date : 12-Aug-2025

**NEW YORK PUBLIC LIBRARY - FY 2026**

**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** : 07-Jun-2024 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2  
**Block** : 5436 **Lot** : 19 **BIN** : 5070285

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	\$54,900	\$89,800
Mechanical		\$59,500
<b>Total</b>	<b>\$54,900</b>	<b>\$149,300</b>
Importance Code A	\$54,900	\$89,800
Importance Code B		\$59,500
<b>Total</b>	<b>\$54,900</b>	<b>\$149,300</b>

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$10,200			\$1,900
Interior Architecture	\$10,200	\$600	\$500	\$900
Electrical	\$500	\$500	\$600	\$5,000
Mechanical	\$800	\$700	\$1,200	\$500
Site Enclosure	\$400			
Elevators/Escalators	\$7,200	\$7,200	\$7,200	\$7,200
<b>Total</b>	<b>\$29,200</b>	<b>\$9,000</b>	<b>\$9,500</b>	<b>\$15,400</b>
Importance Code A	\$10,400	\$200	\$200	\$2,200
Importance Code B	\$14,400	\$8,700	\$8,900	\$13,300
Importance Code C	\$4,400		\$300	
<b>Total</b>	<b>\$29,200</b>	<b>\$9,000</b>	<b>\$9,500</b>	<b>\$15,400</b>



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

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

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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls	Masonry: Brick	75%	Now	\$54,900	LIFE	**	5	\$13,200	
		Water Penetration, Extent : Moderate, Area Affected : 5%							
		Location : Front Facade Around Book Return Slot, Stairs							
	Masonry: Granite	5%	Now	\$3,500	LIFE	**	5	\$700	
		Misaligned/Bulging, Extent : Moderate, Area Affected : 5%							
		Location : Lower Band Northwest Corner Of Building							
	Masonry: Limestone	5%			LIFE	**	5	\$700	
	Metal/Glass Curt Wall	10%			LIFE	**	5	\$3,300	
	Metal: Cage/Fence	5%			2040	**	5	\$3,800	
		Other Observation, Extent : N/A, Area Affected : 100%							
	Location : Fire Escape Enclosure								
	Explanation : Metal Mesh								
Windows									
Aluminum		100%	Now	\$4,500	2034	\$89,800	5	\$900	
		Crtrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 25%							
		Location : Throughout							
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout							
	Explanation : Thermally Inefficient								
Parapets									
Masonry: Brick		75%			LIFE	**	5	\$1,300	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Interior Parapet							
	Explanation : Single Ply Roof Membrane Install On Parapet Interior								
Masonry: Limestone		25%			LIFE	**	5	\$500	
Roof									
Metal, Corrugated		5%	4+	\$100	2040	**	1		
		Corrosion/Rusting, Extent : Light, Area Affected : 5%							
		Location : Fire Exit Canopy							
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Fire Exit Canopy							
	Explanation : Corrugated Metal Roof								
Single Ply Membrane		90%	2-4	\$2,000	2040	**			
		Blisters, Extent : Light, Area Affected : 5%							
		Location : Upper And Lower Roof							
		Ponding, Extent : Moderate, Area Affected : 10%							
		Location : Upper And Lower Roof							
Skylight, Metal/Glass Sloped Glazing		2%			2061	**	10	\$400	
		3%			LIFE	**	5	\$2,200	
		Glazing Clouded, Extent : Moderate, Area Affected : 100%							
	Location : Glass Vestibule								

## Interior

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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**NEW YORK PUBLIC LIBRARY - 035**  
**GREAT KILLS BRANCH LIBRARY**  
**Asset # : 13336**

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Floors									
	Cast in Place Concrete	5%			LIFE	**	5	\$900	
	Ceramic Tile	5%			2044	**	5	\$400	
	Marble Panels	3%			LIFE	**	5	\$200	
	Vinyl Tile	87%	Now	\$4,000	2040	**	3	\$2,700	
Water Penetration, Extent : Moderate, Area Affected : 10%									
Location : Basement Community Room									
Interior Walls									
	Ceramic Tile	5%			2044	**	5	\$700	
	Fiberglass Panel	5%	Now	\$500	LIFE	**			
Water Penetration, Extent : Moderate, Area Affected : 5%									
Location : Basement Community Room									
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Lobby, Stair Landing, Community Room									
Explanation : This Is Actually A High Pressure Laminate Composite Interior Wall Cladding									
	Gypsum Board	75%	Now	\$2,900	LIFE	**	5	\$6,100	
Water Penetration, Extent : Moderate, Area Affected : 5%									
Location : Stairs									
	Marble Panels	5%			LIFE	**			
	Plaster	10%	Now	\$700	LIFE	**	5	\$400	
Water Penetration, Extent : Moderate, Area Affected : 5%									
Location : Basement Stair And Around Book Return Slot									
Ceilings									
	AcousTileSusp.Lay-In	15%			2048	**	5	\$1,200	
	Gypsum Board	75%	Now	\$2,200	LIFE	**	5	\$7,600	
Water Penetration, Extent : Moderate, Area Affected : 2%									
Location : Basement Stair									
	Plaster	10%			LIFE	**	5	\$500	
Site Enclosure									
Fence/Gates									
	Chain Link	85%			2045	**			
	Iron Picket	15%	4+	\$400	2055	**			
Deteriorated Finish, Extent : Moderate, Area Affected : 100%									
Location : Along Margaret Street									
Retaining Walls									
	Cast in Place Concrete	50%			2055	**			
	Masonry: Brick	50%			2045	**			
Site Pavements									
Public Sidewalk									
	Cast in Place Concrete	100%			2048	**			

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**  
**GREAT KILLS BRANCH LIBRARY**  
**Asset # : 13336**

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

## Site Pavements

## On-Site Walkways

Cast in Place Concrete

70%

2040

\* \*

Steel Plate

10%

LIFE

\* \*

1

*Corrosion/Rusting, Extent : Light, Area Affected : 10%**Location : Steel Canopy Above Stair**Other Observation, Extent : N/A, Area Affected : 100%**Location : Rear Yard**Explanation : This Is Actually A Steel Egress Stair*

Steel Grating

20%

2055

\* \*

1

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

## Under 600 Volts

## Service Equipment

Fused Disc Sw

100%

2045

\* \*

5

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

## Transformers

Dry Type

100%

2048

\* \*

5

## Switchgear / Switchboard

Molded Case Bkrs

100%

2045

\* \*

5

\$100

## Raceway

Conduit

100%

2055

\* \*

1

## Panelboards

Molded Case Bkrs

100%

2051

\* \*

5

\$100

## Wiring

Thermoplastic

100%

2055

\* \*

1

## Motor Controllers

Locally Mounted

100%

2048

\* \*

5

## Ground

## Grounding Devices

Generic

100%

LIFE

\* \*

5

\$100

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Basement Sprinkler Valve Room**Explanation : Main Water Pipe Grounded*

## Lighting

## Interior Lighting

Fluorescent

5%

2035

\$2,800

10

\$200

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

LED

95%

2043

\* \*

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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			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting									
	Egress Lighting								
	Emergency, Battery	50%			2043	**	10	\$600	
	Exit, LED	50%			2070	**	1		
	Exterior Lighting								
	Fluorescent	10%			2030	\$2,000	10		
		Compact Fluorescent Light, Extent : Light, Area Affected : 100%							
		Location : Main Entrance							
	HID	10%			2030	\$2,400	10		
	No Component	80%							
Alarm									
	Security System								
	Generic	50%			2040	**	1	\$900	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : CCTV Surveillance System							
	Generic	50%			2035	\$4,700	1	\$900	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Intrusion Alarm System							
	Fire/Smoke Detection								
	Generic, Digital	100%			2035	\$13,100	1-3	\$3,100	

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2055	**	1		
	Conversion Equipment								
	Furnace	70%			2035	\$11,000	1	\$1,700	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Roof							
		Explanation : 2 Rooftop Package Units							
	Hot Water Boiler	30%			2048	**	1	\$700	
Distribution									
	Hot Wtr Piping/Pump	30%			2051	**	4	\$100	
	No Component	70%							
Terminal Devices									
	Air Handler	20%			2035	\$19,000	1	\$600	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : See Air Conditioning Section.							
		Explanation : Air Handler Provides Direct Expansion Cooling And Hot Water Heating.							
	Convactor/Radiator	10%			2040	**	1	\$200	
	No Component	70%							
Controls									
	Electrical	100%			2033	\$28,100			

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Energy Source								
	Electricity	100%			2051	* *	1		
	Conversion Equipment								
	Ext Pkg Unit - Heating/Cooling	70%			2035	\$59,500	2	\$200	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Roof							
		Explanation : 2 Rooftop Units.							
	Split Unit	30%			2035	\$36,000			
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Rear Of Building							
		Explanation : One Outdoor Condensing Unit. Piped To Indoor Air Handling Unit.							
Terminal Devices									
	Air Handler/Cool/Ht	30%			2035	\$29,500	1	\$900	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Basement							
		Explanation : Air Handler Piped To Outdoor Condensing Unit.							
	No Component	70%							
Heat Rejection									
	Air Cooled Condenser Unit	30%			2035	\$4,400	2	\$1,000	
	No Component	70%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$2,800	
	Exhaust Fans								
	Interior	30%			2035	\$6,700	2		
	Roof	70%			2035	\$6,900	2	\$100	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2045	* *	1		
	Water Heater With Tanks								
	Gas Fired	100%			2034	\$17,300	2		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Basement Boiler Room							
		Explanation : One 50 Gallon Tank							
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Sump Pump(s)								
	Submersible	100%			2028	\$200	4	\$200	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Elevator Pit							
		Explanation : Sump Pump Serves Water Discharged In Elevator Pit.							
Fixtures									
	Generic	100%							

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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			
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 : N/A, Area Affected : 100%									
Location : Basement To 2nd Floor									
Explanation : 1 Unit									
Fire Suppression									
Sprinkler									
	No Component	50%							
	Generic	50%			2055		* *	1-2	\$700

*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 : 12-Aug-2025

**NEW YORK PUBLIC LIBRARY - FY 2026**

**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 2027 - 2030	FY 2031 - 2036
Electrical	\$97,500	\$18,300
Mechanical		\$412,600
<b>Total</b>	<b>\$97,500</b>	<b>\$430,800</b>
Importance Code B	\$97,500	\$430,800
<b>Total</b>	<b>\$97,500</b>	<b>\$430,800</b>

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$7,600			
Interior Architecture	\$900	\$6,600		\$1,100
Electrical	\$38,300	\$900	\$700	\$49,200
Mechanical	\$35,300	\$700	\$1,600	\$9,600
<b>Total</b>	<b>\$82,000</b>	<b>\$8,200</b>	<b>\$2,300</b>	<b>\$59,900</b>
Importance Code A	\$7,600			
Importance Code B	\$74,400	\$8,200	\$2,300	\$59,600
Importance Code C				\$300
<b>Total</b>	<b>\$82,000</b>	<b>\$8,200</b>	<b>\$2,300</b>	<b>\$59,900</b>



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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Glass Block	25%			LIFE	**	5	\$3,700	
	Masonry: Brick	70%			LIFE	**	5	\$16,400	
	Weathering Steel	5%	4+	\$2,100	LIFE	**	1		
Staining/Discoloring, Extent : Light, Area Affected : 15%									
Location : Street Facade									
Windows									
	Aluminum	100%	Now	\$3,500	2040	**	5	\$1,800	
Glazing Broken/Cracked, Extent : Light, Area Affected : 1%									
Location : Adult Reading Room									
Other Observation, Extent : Light, Area Affected : 100%									
Location : Throughout									
Explanation : Protective Metal Grilles									
Roof									
	Cast in Place Concrete	5%	Now	\$200	LIFE	**			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%									
Location : Awning Over Main Entrance									
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Main Entrance									
Explanation : Awning Actually Pre-Cast Concrete Panels									
	Not Accessible	95%							
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Roof									
Explanation : There Is No Interior Access To Roof, Outside Access By Ladder Only. No Ladder Was Available For Access									
Soffits									
	Cast in Place Concrete	100%	0-2	\$1,800	LIFE	**	5	\$1,500	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%									
Location : Front Canopy									
Paint Peeling, Extent : Light, Area Affected : 5%									
Location : Front Canopy									
Other Observation, Extent : Light, Area Affected : 10%									
Location : Front Canopy									
Explanation : Exposed Reinforcement Painted Over									
Interior									
Floors									
	Carpet	75%			2031	\$230,100	3	\$19,200	
	Cast in Place Concrete	5%			LIFE	**	5	\$1,900	
	Mosaic Tile	4%			2037	**	5	\$1,700	
	Terrazzo	1%			LIFE	**	5	\$100	
	Vinyl Tile	10%			2037	**	3	\$600	
	Wood	5%			2060	**	5	\$1,600	
Interior Walls									
	Ceramic Tile	3%			2035	\$34,400	5	\$600	
	Concrete Masonry Unit	5%			LIFE	**	5	\$400	
	Glass: Single Pane	7%			LIFE	**	5	\$1,100	
	Plaster	85%			LIFE	**	5	\$5,200	

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

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

## Interior

## Ceilings

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

## Fence/Gates

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

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

*Location : Front Facade*

*Explanation : Decorative Metal On Top Of Concrete Retaining Walls*

## Retaining Walls

Cast in Place Concrete	100%			2052		**			
------------------------	------	--	--	------	--	----	--	--	--

## Site Pavements

## Public Sidewalk

Cast in Place Concrete	100%			2037		**			
------------------------	------	--	--	------	--	----	--	--	--

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

## Under 600 Volts

## Service Equipment

Fused Disc Sw	100%			2032		\$3,800	5		
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*Other Observation, Extent : N/A, Area Affected : 100%*

*Location : Electrical Room*

*Explanation : Main Service Disconnect Switch Rated At 800 Amperes.*

## Switchgear / Switchboard

Molded Case Bkrs	100%			2032		\$44,000	5	\$300	
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## Raceway

Conduit	10%			2052		**	1		
Conduit	90%			2032		\$33,600	1		

## Panelboards

Fused Disc Sw	5%			2031		\$1,000	5		
Molded Case Bkrs	10%			2048		**	5		
Molded Case Bkrs	85%			2031		\$17,200	5	\$200	

## Wiring

Braided Cloth	30%	2-4	\$10,100	2057		**	1		
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*Insulation Aged, Extent : Moderate, Area Affected : 100%*

*Location : Throughout*

Thermoplastic	10%			2052		**	1		
Thermoplastic	60%			2032		\$20,300	1		

## Motor Controllers

Locally Mounted	100%			2030		\$48,500	5	\$100	
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## Ground

## Grounding Devices

Not Accessible	100%								
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## Lighting

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

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

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

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting									
	Interior Lighting								
	Fluorescent	5%			2032	\$6,100	10	\$500	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Childrens Area							
		Explanation : T-8 Lamps							
	Fluorescent	80%			2027	\$97,500	10	\$7,900	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Reading Areas							
		Explanation : T-12 Lamps							
	Fluorescent	10%			2032	\$12,200	10	\$1,000	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Classroom							
		Explanation : Compact Fluorescent Lights							
	LED	5%			2037	* *			
Egress Lighting									
	Emergency, Battery	50%			2032	\$9,200	10	\$1,300	
	Exit, Service	50%			2032	\$1,800	1		
Exterior Lighting									
	HID	30%			2027	\$15,300	10		
	No Component	70%							
Alarm									
	Security System								
	No Component	80%							
	Generic	20%			2027	\$4,100	1	\$800	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Hallways							
		Explanation : Intrusion Alarm Only							
Fire/Smoke Detection									
	Generic, Analog	100%			2037	* *	1-3	\$6,600	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors And Horns							

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Utility Steam	100%			2042	* *	1		
	Distribution								
	Steam Piping/Pump	100%			2032	\$87,400			

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

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Terminal Devices								
	Air Handler	90%	0-2	\$9,200	2032	\$184,900	1	\$5,400	
		Not in Service, Extent : Moderate, Area Affected : 100%							
		Location : 2nd Floor							
	Convactor/Radiator	10%			2030	\$8,900	1	\$400	
Air Conditioning									
	Energy Source								
	Electricity	100%			2040	* *	1		
	Conversion Equipment								
	Interior Pkg Unit - Cooling	15%	Now	\$25,900	2037	* *	2	\$100	
		Abandoned in Place, Extent : Severe, Area Affected : 100%							
		Location : 1st Floor							
	Interior Pkg Unit - Cooling	85%			2037	* *	2	\$600	
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$6,000	
	Exhaust Fans								
	Interior	100%			2032	\$48,400	2	\$300	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2032	\$140,200	1		
	Water Heater With Tanks								
	Not Accessible	100%							
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Fixtures								
	Generic	100%							

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Print Date : 12-Aug-2025

**NEW YORK PUBLIC LIBRARY - FY 2026**

**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** : 23-Apr-2025 **Landmark Status** : EXTERIOR LANDMARK  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3,4  
**Block** : 2077 **Lot** : 26 **BIN** : 1061938

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	\$400,700	
Interior Architecture	\$59,400	\$593,600
Electrical		\$234,300
Mechanical	\$106,300	\$776,100
Site Pavements		\$87,200
<b>Total</b>	<b>\$566,400</b>	<b>\$1,691,300</b>
Importance Code A	\$400,700	
Importance Code B	\$165,700	\$1,604,100
Importance Code C		\$87,200
<b>Total</b>	<b>\$566,400</b>	<b>\$1,691,300</b>

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$63,900			
Interior Architecture	\$185,500	\$4,400	\$1,400	\$2,400
Electrical	\$2,900	\$2,200	\$2,500	\$2,700
Mechanical	\$158,400	\$3,100	\$5,800	\$2,600
Site Pavements	\$7,100			
Elevators/Escalators	\$7,200	\$7,200	\$7,200	\$7,200
<b>Total</b>	<b>\$424,900</b>	<b>\$17,000</b>	<b>\$16,900</b>	<b>\$14,900</b>
Importance Code A	\$65,000	\$1,200	\$1,200	\$1,200
Importance Code B	\$267,600	\$15,800	\$15,200	\$13,800
Importance Code C	\$92,200		\$500	
<b>Total</b>	<b>\$424,900</b>	<b>\$17,000</b>	<b>\$16,900</b>	<b>\$14,900</b>



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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**  
**HAMILTON GRANGE BRANCH LIBRARY**  
**Asset # : 4224**

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick	65%	Now	\$104,000	LIFE	* *	5	\$11,400	
Spalling, Extent : Moderate, Area Affected : 25%									
Location : East Facade, West Facade, North Facade									
Worn/Erode, Extent : Moderate, Area Affected : 25%									
Location : East Facade, West Facade, North Facade									
	Masonry: Granite	5%	4+	\$11,500	LIFE	* *	5	\$700	
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 20%									
Location : Base Of Building. Street Facade									
Staining/Discoloring, Extent : Moderate, Area Affected : 20%									
Location : Base Of Building. Street Facade									
	Masonry: Limestone	25%			LIFE	* *	5	\$6,600	
	Metal Panel	5%	4+	\$1,300	2046	* *	5	\$1,600	
Deformed/Dented, Extent : Moderate, Area Affected : 15%									
Location : Dormers Facing South									
Windows									
	Metal Louvers	5%	Now	\$7,200	2051	* *			
Deformed/Dented, Extent : Moderate, Area Affected : 50%									
Location : Vents At Grade. South Facade									
	Wood	95%	Now	\$239,500	2061	* *	5	\$18,500	
Air Infiltration, Extent : Moderate, Area Affected : 50%									
Location : North And South Facing Windows									
Dry Rot/Decay, Extent : Moderate, Area Affected : 50%									
Location : North And South Facing Windows									
Glazing Clouded, Extent : Moderate, Area Affected : 75%									
Location : Damaged Lexan Panes Throughout									
Hardware Missing, Extent : Moderate, Area Affected : 10%									
Location : North Facing Windows									
Thermally Inefficient, Extent : Moderate, Area Affected : 50%									
Location : North And South Facing Windows									
Split/Cracked, Extent : Moderate, Area Affected : 50%									
Location : North And South Facing Windows									
Parapets									
	Masonry: Brick	65%	Now	\$57,200	LIFE	* *	5	\$2,000	1
Joint Mortar Miss/Erode, Extent : Severe, Area Affected : 30%									
Location : East Facade, West Facade, North Facade									
Spalling, Extent : Severe, Area Affected : 25%									
Location : East Facade, West Facade, North Facade									
Worn/Erode, Extent : Moderate, Area Affected : 35%									
Location : East Facade, West Facade, North Facade									
	Masonry: Limestone	20%			LIFE	* *	5-10	\$7,600	
	Metal Panel	5%			2046	* *	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		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Roof									
	Modified Bitumen	85%			2044	* *	10	\$15,200	
	Modified Bitumen	15%	Now	\$32,600	2046	* *			
Water Penetration, Extent : Severe, Area Affected : 15%									
Location : First Floor Reading Area And Stacks									
Worn/Erode, Extent : Moderate, Area Affected : 100%									
Location : Throughout Lower Roof Atop Rear Addition									
Interior									
Floors									
	Cast in Place Concrete	10%			LIFE	* *	5	\$15,400	
	Ceramic Tile	5%			2039	* *	5	\$1,800	
	Vinyl Tile	55%	Now	\$59,400	2036	\$593,600	3	\$7,300	
Broken/Missing Elements, Extent : Moderate, Area Affected : 15%									
Location : Second Floor Reading Area									
Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 10%									
Location : Children Room									
Uneven Substrate, Extent : Moderate, Area Affected : 20%									
Location : First Floor Reading Area									
Worn/Erode, Extent : Moderate, Area Affected : 20%									
Location : Throughout									
	Wood	25%			2051	* *	5	\$16,500	
	Wood	5%	Now	\$35,000	2051	* *	5	\$1,700	
Dry Rot/Decay, Extent : Severe, Area Affected : 25%									
Location : Old Apartment									
Split/Cracked, Extent : Severe, Area Affected : 25%									
Location : Old Apartment									

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Interior Walls									
	Ceramic Tile	3%			2049	* *	5	\$1,100	
	Concrete Masonry Unit	10%			LIFE	* *	5	\$2,900	
	Glass: Single Pane	2%	Now	\$4,800	LIFE	* *	5	\$500	
Glazing Broken/Cracked, Extent : Moderate, Area Affected : 10%									
Location : Third Floor									
	Gypsum Board	60%			LIFE	* *	5-10	\$36,500	
	Masonry: Brick	5%	Now	\$18,900	LIFE	* *			
Loose/Delam Surface, Extent : Moderate, Area Affected : 10%									
Location : Basement. Mechanical Areas									
Worn/Erode, Extent : Moderate, Area Affected : 25%									
Location : Basement. Mechanical Areas									
	Plaster	10%	Now	\$38,600	LIFE	* *	5	\$1,100	
Cracking/Crumbling, Extent : Severe, Area Affected : 50%									
Location : Mechanical Areas And Structural Columns In Basement And 3rd Floor Apartment									
Deteriorated Finish, Extent : Severe, Area Affected : 50%									
Location : Mechanical Areas And Structural Columns In Basement And 3rd Floor Apartment									
Water Penetration, Extent : Severe, Area Affected : 25%									
Location : Mechanical Areas And Structural Columns In Basement									
	Plaster	10%	4+	\$4,800	LIFE	* *	5	\$1,100	
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%									
Location : First And Second Floor									
Ceilings									
	AcousTileSusp.Lay-In	25%			2053	* *	5	\$8,800	
	Glass: Susp Panels	10%			LIFE	* *	10	\$2,600	
	Gypsum Board	20%	Now	\$2,700	LIFE	* *	5	\$8,800	
Water Penetration, Extent : Severe, Area Affected : 10%									
Location : Biography Section. 1st Floor Reading Room In Rear Addition									
	Plaster	40%			LIFE	* *	5-10	\$24,300	
	Plaster	5%	Now	\$29,800	LIFE	* *	5	\$1,100	
Broken/Missing Elements, Extent : Severe, Area Affected : 50%									
Location : Old Apartment									
Water Penetration, Extent : Severe, Area Affected : 25%									
Location : Old Apartment									
Site Enclosure									
Fence/Gates									
	Iron Picket	100%			2056	* *			
Retaining Walls									
	Masonry: Brick	100%			2046	* *			
Site Pavements									

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

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

## Site Pavements

## Public Sidewalk

Cast in Place Concrete	100%	Now	\$7,100	2049	* *				
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : At Main Entrance To Building</i>									
<i>Tripping Hazard, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : At Main Entrance To Building</i>									

## On-Site Walkways

Cast in Place Concrete	100%			2034		\$87,200			
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Electrical		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	

## Under 600 Volts

## Service Equipment

Fused Disc Sw	100%			2046	* *	5		\$100	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>									
<i>Location : Boiler Room, Electrical Room</i>									
<i>Explanation : Main Service Switch Rated At 800 Amperes.</i>									

## Switchgear / Switchboard

Molded Case Bkrs	100%			2036		\$48,100	5		\$600
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>									
<i>Location : Basement</i>									
<i>Explanation : 1 Vertical Section</i>									

## Raceway

Conduit	30%			2036		\$12,300	1		
Conduit	70%			2046		* *	1		

## Panelboards

Fused Disc Sw	5%			2044		* *	5		
Molded Case Bkrs	35%			2035		\$11,600	5		\$200
Molded Case Bkrs	60%			2044		* *	5		\$400

## Wiring

Thermoplastic	40%			2036		\$14,800	1		
Thermoplastic	60%			2046		* *	1		

## Motor Controllers

Locally Mounted	100%			2034		\$79,500	5		\$200
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## Ground

## Grounding Devices

Not Accessible	100%								
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## Lighting

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting									
	Interior Lighting								
	Fluorescent	10%			2036	\$29,100	10	\$2,200	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : 3rd Floor							
		Explanation : T-5 Lamps							
	Fluorescent	20%			2036	\$58,300	10	\$4,300	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Hallways And 1st Floor Reading Area							
		Explanation : Compact Fluorescent Light Fixtures							
	LED	30%			2044	* *			
	LED	40%			2044	* *			
Egress Lighting									
	Emergency, Battery	50%			2036	\$21,900	10	\$2,800	
	Exit, Service	50%			2036	\$4,400	1		
Exterior Lighting									
	Fluorescent	10%			2031	\$10,400	10	\$200	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Front And Rear Only							
		Explanation : Compact Fluorescent Light Fixtures							
	No Component	90%							
Alarm									
	Security System								
	Generic	100%			2031	\$49,000	1	\$8,800	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Reading Areas, Hallways And Basement							
		Explanation : CCTV Surveillance Cameras							
Fire/Smoke Detection									
	Generic, Digital	100%			2031	\$67,300	1-3	\$14,900	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Smoke Detectors, Alarm Bells, Strobe Lights, Manual Pull Station And Horns							

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2056	* *	1		
	Conversion Equipment								
	Hot Water Boiler	100%			2049	* *	1	\$11,600	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement Boiler Room							
		Explanation : One Sectional Gasoline Burning Hot Water Boiler.							

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

<b>Mechanical</b>		<b>Current Repair</b>			<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System</b>	<b>Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Heating</b>									
<b>Distribution</b>									
	Hot Wtr Piping/Pump	2%	Now	\$100	2052	**	4		
<i>Corroded, Extent : Severe, Area Affected : 2%</i>									
<i>Location : 1 Pump On Top Of The Boiler</i>									
	Hot Wtr Piping/Pump	98%			2044	**	4	\$1,700	
<b>Terminal Devices</b>									
	Air Handler	20%			2041	**	1	\$2,900	
	Air Handler	30%	Now	\$29,500	2036	\$147,400	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%			2041	**	1	\$3,800	
<b>Controls</b>									
	Electrical	100%			2031	\$145,100			
<b>Air Conditioning</b>									
<b>Energy Source</b>									
	Electricity	100%			2044	**	1		
<b>Conversion Equipment</b>									
	Int Pkg Unit - Heating/Cooling	50%	Now	\$106,300	2034	\$212,700	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%			2037	**	2	\$100	
	Exterior Pkg Unit - Cooling	30%			2041	**	2	\$400	
	Split Unit	5%			2041	**			
	Split Unit	5%	2-4	\$15,500	2036	\$31,000			
<i>R-22 Refrigerant, Extent : Severe, Area Affected : 5%</i>									
<i>Location : 1 Condemn Unit, Lower Roof</i>									
<b>Terminal Devices</b>									
	Air Handler/Dir Expansion	40%	2-4	\$40,000	2036	\$200,200	1		
<i>On Extended Life, Extent : Severe, Area Affected : 40%</i>									
<i>Location : Basement And 3rd Floor</i>									
	Fan Coil - 2 Pipe	5%			2041	**	1	\$400	
	Fan Coil - 2 Pipe	5%	0-2	\$19,900	2036	\$39,800	1	\$300	
<i>Other Observation, Extent : Severe, Area Affected : 5%</i>									
<i>Location : Basement</i>									
<i>Explanation : 1 Obsolete Unit</i>									
	No Component	50%							

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
Heat Rejection									
	Air Cooled Condenser Unit	5%	0-2	\$1,900	2036	\$3,800	2	\$700	
		Other Observation, Extent : Severe, Area Affected : 5% Location : Lower Roof Explanation : 1 Condemn Unit							
	Dry Cooler	30%	Now	\$35,900	2046	**	2	\$3,900	
		Broken, Extent : Severe, Area Affected : 20% Location : Roof Other Observation, Extent : Severe, Area Affected : 40% Location : Roof Explanation : 3 Obsolete Units							
	No Component	65%							
Ventilation									
Distribution									
	Ductwork/Diffusers	15%			LIFE	**	2-5	\$3,100	
	Ductwork/Diffusers	85%			LIFE	**	2-5	\$17,600	
Exhaust Fans									
	Interior	25%			2031	\$28,900	2	\$200	
	Roof	50%			2031	\$25,300	2	\$400	
		Obsolete Equipment, Extent : Severe, Area Affected : 50% Location : Roof And Lower Roof							
	Roof	25%			2044	**	2	\$200	
Plumbing									
H/C Water Piping									
	Brass/Copper	100%			2046	**	1		
Water Heater With Tanks									
	Gas Fired	100%			2031	\$19,000	2		
		Other Observation, Extent : N/A, Area Affected : 100% Location : Basement Explanation : 1 Unit 40 Gallons							
Sanitary Piping									
	Cast Iron	100%			LIFE	**	1		
		On Extended Life, Extent : Light, Area Affected : 100% Location : Throughout, The Sanitary Piping Are Beyond Their Useful Life Cycle Rating							
Storm Drain Piping									
	Cast Iron	100%	Now	\$4,600	LIFE	**	1		
		Leak Evident, Extent : Moderate, Area Affected : 10% Location : Basement On Extended Life, Extent : Light, Area Affected : 100% Location : Throughout, The Storm Drain Piping Are Beyond Their Useful Life Cycle Rating							
Sump Pump(s)									
	Submersible	100%			2027	\$800	4	\$700	
		Other Observation, Extent : Light, Area Affected : 100% Location : Basement Fan Room Explanation : 1 Unit							

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

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

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

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Backflow Preventer								
	No Component	90%							
	Generic	10%			2044	* *	1	\$100	
		Other Observation, Extent : Light, Area Affected : 10%							
		Location : Basement Boiler Room							
		Explanation : Backflow Preventer Observed, Serves Boiler Only							
Fixtures									
	Generic	100%							
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE	* *			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement, Lobby, 1st To 3rd Floor							
		Explanation : One Unit							
Fire Suppression									
	Sprinkler								
	No Component	80%							
	Generic	20%			2046	* *	1-2	\$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.*

Print Date : 12-Aug-2025

**NEW YORK PUBLIC LIBRARY - FY 2026**

**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** : 29-Jan-2025 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3  
**Block** : 1722 **Lot** : 30 **BIN** : 1053460

<b>CAPITAL</b>	<b>FY 2027 - 2030</b>	<b>FY 2031 - 2036</b>
Exterior Architecture	\$508,400	\$210,700
Interior Architecture	\$69,100	
Mechanical	\$73,700	\$287,500
<b>Total</b>	<b>\$651,100</b>	<b>\$498,200</b>
Importance Code A	\$508,400	\$210,700
Importance Code B	\$73,700	\$287,500
Importance Code C	\$69,100	
<b>Total</b>	<b>\$651,100</b>	<b>\$498,200</b>

<b>EXPENSE</b>	<b>FY 2027</b>	<b>FY 2028</b>	<b>FY 2029</b>	<b>FY 2030</b>
Exterior Architecture	\$55,500		\$2,700	
Interior Architecture	\$55,700			\$800
Electrical	\$1,700	\$1,200	\$1,400	\$1,500
Mechanical	\$6,000	\$1,500	\$2,200	\$1,500
Site Pavements	\$600			
Elevators/Escalators	\$7,200	\$7,200	\$7,200	\$7,200
<b>Total</b>	<b>\$126,600</b>	<b>\$9,900</b>	<b>\$13,500</b>	<b>\$10,900</b>
Importance Code A	\$56,100	\$600	\$3,400	\$600
Importance Code B	\$61,100	\$9,200	\$10,100	\$9,800
Importance Code C	\$9,400			\$500
<b>Total</b>	<b>\$126,600</b>	<b>\$9,900</b>	<b>\$13,500</b>	<b>\$10,900</b>



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

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
	Exterior Walls								
	Masonry: Brick	57%	Now	\$416,100	LIFE	* *	5	\$24,900	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : At Wall Penetrations And Rear Facade							
		Diagonal Cracks, Extent : Moderate, Area Affected : 15%							
		Location : Wall Penetrations, Corners And Rear Facade							
		Painted Surfaces, Extent : Moderate, Area Affected : 50%							
		Location : West Facade							
		Spalling, Extent : Moderate, Area Affected : 15%							
		Location : Various Locations. Rear Facade							
		Worn/Erode, Extent : Moderate, Area Affected : 50%							
		Location : Rear Facade. Throughout							
	Masonry: Granite	5%	2-4	\$5,200	LIFE	* *	5	\$1,600	
		Staining/Discoloring, Extent : Light, Area Affected : 10%							
		Location : Front Facade							
	Masonry: Limestone	25%			LIFE	* *	5	\$16,400	
	Metal Panel	5%	Now	\$2,900	2046	* *	5	\$4,100	
		Seams Open/Split, Extent : Severe, Area Affected : 10%							
		Location : Roof Bulkhead							
	Slate Panels	3%			LIFE	* *	5	\$2,000	
	Stucco Cement	5%			2049	* *	5	\$5,500	
Windows									
	Aluminum	98%			2052	* *	5	\$4,700	
	Wood	2%	Now	\$3,900	2061	* *	5	\$500	
		Split/Cracked, Extent : Moderate, Area Affected : 50%							
		Location : Bulkhead Window							

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**  
**HARLEM BRANCH LIBRARY**  
**Asset # : 13338**

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
	Parapets								
	Masonry: Brick	75%	Now	\$92,300	LIFE	* *	5	\$1,800	1
		Diagonal Cracks, Extent : Moderate, Area Affected : 15% Location : Corners Of Parapet Wall Miss/Damaged Copings, Extent : Moderate, Area Affected : 25% Location : Perimeter Of Flat Roof Miss/Damaged Flashings, Extent : Severe, Area Affected : 25% Location : At Flat Roof And Pitched Roof Spalling, Extent : Severe, Area Affected : 25% Location : Parapet Walls Interior And Exterior Face							
	Masonry: Limestone	15%	Now	\$27,100	LIFE	* *	5	\$500	
		Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 25% Location : Coping Worn/Erode, Extent : Severe, Area Affected : 50% Location : Coping Stones Other Observation, Extent : Severe, Area Affected : 10% Location : Under Coping Stones Explanation : Damaged Flashing							
	Metal Panel	5%			2046	* *	5	\$500	
	Metal Security Bars	5%	4+	\$500	2051	* *			
		Corrosion/Rusting, Extent : Moderate, Area Affected : 30% Location : Roof							
Roof									
	Asphalt Shingle	45%	Now	\$1,300	2045	* *			
		Water Penetration, Extent : Moderate, Area Affected : 10% Location : Over Auditorium							
	Modified Bitumen	50%			2036	\$59,000	10	\$5,300	
	Skylight, Metal/Glass	5%	4+	\$3,000	2036	\$151,700			
		Glazing Broken/Cracked, Extent : Moderate, Area Affected : 2% Location : Roof Skylight							
Soffits									
	Cast Stone/Terra Cotta	100%			LIFE	* *	5		

Interior

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

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Interior									
Floors									
Ceramic Tile	3%	Now	\$3,300	2039	**	5	\$300		
Water Penetration, Extent : Moderate, Area Affected : 10%									
Location : 3rd Floor Bathrooms									
Worn/Erode, Extent : Moderate, Area Affected : 35%									
Location : 3rd Floor Bathrooms									
Marble Panels	5%			LIFE	**	5	\$1,400		
Terrazzo	7%	0-2	\$2,600	LIFE	**	5	\$1,100		
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%									
Location : Main Reception Area. Entry Vestibule									
Vinyl Tile	10%	Now	\$1,100	2041	**	3	\$700		
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%									
Location : Various Locations									
Patching Evident, Extent : Severe, Area Affected : 15%									
Location : Various Locations									
Wood	10%	2-4	\$5,800	2051	**	5	\$1,800		
Deteriorated Finish, Extent : Light, Area Affected : 25%									
Location : 3rd Floor Community Area									
Wood	65%			2071	**	5	\$23,500		
Recent Installation, Extent : N/A, Area Affected : 100%									
Location : All Floors									
Interior Walls									
Ceramic Tile	3%			2045	**	5	\$1,100		
Glass: Single Pane	5%			LIFE	**	5	\$2,600		
Plaster	80%	Now	\$69,100	LIFE	**	5	\$8,400		
Paint Peeling, Extent : Severe, Area Affected : 5%									
Location : Apartments On 3rd Floor									
Water Penetration, Extent : Moderate, Area Affected : 25%									
Location : Third Floor Storage									
Wood	12%	2-4	\$7,500	LIFE	**	5	\$16,800		
Deteriorated Finish, Extent : Light, Area Affected : 15%									
Location : Various Locations. 1st And 2nd Floors									
Ceilings									
AcousTileSusp.Lay-In	5%	Now	\$4,900	2049	**	5	\$500		
Broken/Missing Elements, Extent : Severe, Area Affected : 2%									
Location : 2nd Floor Custodian Storage									
Staining/Discoloring, Extent : Moderate, Area Affected : 2%									
Location : 2nd Floor Elevator Area									
Plaster	95%	Now	\$28,500	LIFE	**	5	\$11,500		
Water Penetration, Extent : Moderate, Area Affected : 10%									
Location : Third Floor, At Inside Of Perimeter Walls									
Site Enclosure									
Fence/Gates									
Iron Picket	100%			2056	**				
Free Standing Walls									
Masonry: Brick	100%			2036					

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

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

## Site Enclosure

## Retaining Walls

Cast in Place Concrete	100%			2056		**			
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## Site Pavements

## Public Sidewalk

Cast in Place Concrete	100%			2049		**			
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## On-Site Walkways

Cast in Place Concrete	50%			2041		**			
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Masonry: Granite	50%	0-2	\$600	LIFE		**			
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*Joint Mortar Miss/Erode, Extent : Light, Area Affected : 15%*

*Location : Entry Ramp And Stairs*

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

## Under 600 Volts

## Service Equipment

Fused Disc Sw	100%			2046		**	5	\$100	
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*Other Observation, Extent : N/A, Area Affected : 100%*

*Location : Electrical Room*

*Explanation : Main Service Disconnect Switch Rated At 800 Amperes.*

## Switchgear / Switchboard

Fused Disc Sw	50%			2046		**	5		
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Molded Case Bkrs	50%			2036		\$22,000	5	\$200	
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## Raceway

Conduit	20%			2036		\$7,500	1		
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Conduit	80%			2046		**	1		
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## Panelboards

Fused Disc Sw	5%			2044		**	5		
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Molded Case Bkrs	15%			2035		\$3,000	5	\$100	
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Molded Case Bkrs	80%			2044		**	5	\$300	
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## Wiring

Thermoplastic	80%			2046		**	1		
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Thermoplastic	20%			2036		\$6,800	1		
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## Motor Controllers

Locally Mounted	80%			2041		**	5	\$100	
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Locally Mounted	20%			2034		\$9,700	5		
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## Ground

## Grounding Devices

Generic	100%			LIFE		**	5	\$400	
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## Lighting

## Interior Lighting

LED	100%			2044		**			
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## Egress Lighting

Emergency, Battery	50%			2036		\$11,100	10	\$1,600	
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Exit, Service	50%			2036		\$2,200	1		
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**NEW YORK PUBLIC LIBRARY - 035**  
**HARLEM BRANCH LIBRARY**  
**Asset # : 13338**

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

## Lighting

## Exterior Lighting

LED

5%

2044

\* \*

No Component

95%

## Alarm

## Security System

Generic

100%

2036

\$24,900

1

\$4,900

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Reading Areas, Outside**Explanation : CCTV Surveillance Cameras*

## Fire/Smoke Detection

Generic, Digital

100%

2036

\$34,200

1-3

\$8,300

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

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

## Heating

## Energy Source

Natural Gas

100%

2046

\* \*

1

## Conversion Equipment

Hot Water Boiler

100%

2041

\* \*

1

\$6,500

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Basement - Boiler Room**Explanation : One Unit*

## Distribution

Hot Wtr Piping/Pump

100%

2035

\$29,000

4

\$1,000

## Terminal Devices

Convactor/Radiator

100%

2034

\$108,300

1

\$4,200

## Controls

Electrical

100%

2029

\$73,700

## Air Conditioning

## Energy Source

Electricity

100%

2044

\* \*

1

## Conversion Equipment

Exterior Pkg Unit - Cooling

80%

2036

\$116,200

2

\$600

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

Split Unit

20%

2036

\$62,900

*R-22 Refrigerant, Extent : Light, Area Affected : 100%**Location : Basement, 3rd Floor Community Room And Storage Room*

## 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**  
**HARLEM BRANCH LIBRARY**  
**Asset # : 13338**

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation									
Distribution									
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$11,500	
Exhaust Fans									
	Interior	15%			2036	\$8,800	2	\$100	
	Roof	85%			2036	\$21,900	2	\$300	
Plumbing									
H/C Water Piping									
	Brass/Copper	100%			2046	**	1		
Water Heater With Tanks									
	Gas Fired	100%			2034	\$17,300	2		
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Basement - Boiler Room									
Explanation : One Unit, 40mbh 40 Gallons									
Sanitary Piping									
	Cast Iron	100%			LIFE	**	1		
Storm Drain Piping									
	Cast Iron	100%			LIFE	**	1		
Sewage Ejector(s)									
	Electric	100%			2031	\$6,900	4	\$800	
Fixtures									
	Generic	100%							
Vertical Transport									
Elevators									
	Hydraulic	100%			LIFE	**			
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Basement To 3rd Floor									
Explanation : One Unit									
Fire Suppression									
Sprinkler									
	No Component	60%							
	Generic	40%			2046	**	1-2	\$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.*

Print Date : 12-Aug-2025

**NEW YORK PUBLIC LIBRARY - FY 2026**

**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** : 21-Feb-2024 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2  
**Block** : 2510 **Lot** : 27 **BIN** : 2003163

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	\$54,100	\$170,600
<b>Total</b>	<b>\$54,100</b>	<b>\$170,600</b>
Importance Code A	\$54,100	\$170,600
<b>Total</b>	<b>\$54,100</b>	<b>\$170,600</b>

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$19,800			\$600
Interior Architecture		\$6,000	\$100	
Electrical	\$800	\$1,000	\$800	\$1,900
Mechanical	\$2,900	\$700	\$3,900	\$700
Site Enclosure	\$5,500			
Site Pavements	\$4,500			
Elevators/Escalators	\$7,200	\$7,200	\$7,200	\$7,200
<b>Total</b>	<b>\$40,700</b>	<b>\$14,900</b>	<b>\$12,000</b>	<b>\$10,400</b>
Importance Code A	\$20,200	\$400	\$400	\$1,000
Importance Code B	\$14,900	\$14,200	\$11,600	\$9,400
Importance Code C	\$5,600	\$300		
<b>Total</b>	<b>\$40,700</b>	<b>\$14,900</b>	<b>\$12,000</b>	<b>\$10,400</b>



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**  
**HIGH BRIDGE BRANCH LIBRARY**  
**Asset # : 13339**

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Cast in Place Concrete	2%	4+	\$1,000	LIFE	**	5	\$1,600	
	Staining/Discoloring, Extent : Moderate, Area Affected : 60%								
	Location : Left Facade								
	Cast Stone/Terra Cotta	2%	2-4	\$10,200	LIFE	**	5	\$2,500	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
	Location : Window Sills								
	Staining/Discoloring, Extent : Severe, Area Affected : 20%								
	Location : Right Side Window Sills								
	Concrete Masonry Unit	63%	0-2	\$54,100	LIFE	**	5	\$6,200	
	Efflorescence, Extent : Moderate, Area Affected : 10%								
	Location : Various Locations Throughout								
	Staining/Discoloring, Extent : Moderate, Area Affected : 15%								
	Location : Base Perimeter Throughout								
	Stucco Cement	3%	Now	\$1,400	2040	**	5	\$600	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
	Location : East Facade								
	Vertical Cracks, Extent : Severe, Area Affected : 5%								
	Location : Roof East And South Facade								
	Window Wall	30%	Now	\$7,300	2055	**	5	\$8,900	
	Weather Strip Missing, Extent : Severe, Area Affected : 2%								
	Location : Left Corner Of Window Wall								
Windows									
	Aluminum	100%			2051	**	5	\$900	
Parapets									
	Concrete Masonry Unit	5%			LIFE	**	5	\$100	
	Metal Panel	15%			2055	**	5	\$1,200	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Main And Lower Roof								
	Explanation : Aluminum Metal Copings								
	No Component	80%							
	Other Observation, Extent : N/A, Area Affected : 0%								
	Location : Roof Level								
	Explanation : Steel Railing With Horizontal Cables								
Roof									
	Modified Bitumen	97%			2035	\$170,600	10	\$15,400	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : All Roof								
	Explanation : Snow Covered Surfaces								
	Skylight, Plastic	3%			2048	**	1		
Soffits									
	Metal/Glass Curt Wall	100%			LIFE	**	5	\$200	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Entrance								
	Explanation : Glass And Aluminum Metal Components								

## Interior

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Floors									
	Cast in Place Concrete	7%			LIFE	**	5	\$1,500	
		Worn/Erode, Extent : Light, Area Affected : 5%							
		Location : Mechanical Rooms							
	Ceramic Tile	3%			2044	**	5	\$300	
	Vinyl Tile	90%			2040	**	3	\$3,200	
		Uneven Surface, Extent : Light, Area Affected : 10%							
		Location : Main Floor							
Interior Walls									
	Ceramic Tile	5%			2048	**	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%			2048	**	5	\$9,300	
		Other Observation, Extent : Light, Area Affected : 5%							
		Location : Main Floor							
		Explanation : Dirt							
	Exposed Struc: Steel	5%			LIFE	**			
	Gypsum Board	5%			LIFE	**	5	\$600	
Site Enclosure									
Fence/Gates									
	Aluminum Rail	5%			2052	**	5-10	\$500	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Main Entry							
		Explanation : Ramp Railing							
	Aluminum Rail	45%	Now	\$2,300	2048	**	5	\$1,900	
		Corrosion/Rusting, Extent : Severe, Area Affected : 100%							
		Location : Cables At All Roof Railings							
	Exposed Struc: Steel	50%	2-4	\$3,000	LIFE	**			
		Corrosion/Rusting, Extent : Moderate, Area Affected : 10%							
		Location : Street Level Right Side Fence At Horizontal Components							
Retaining Walls									
	Masonry: Brick	100%			2055	**			
Site Pavements									
Public Sidewalk									
	Cast in Place Concrete	100%	4+	\$4,400	2048	**			
		Cracking/Crumbling, Extent : Light, Area Affected : 10%							
		Location : Various Locations Throughout							
On-Site Walkways									
	Cast in Place Concrete	100%	4+	\$100	2048	**			
		Other Observation, Extent : Moderate, Area Affected : 5%							
		Location : Entry Ramp							
		Explanation : Rusting And Staining At Railing Connections							

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

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

## Under 600 Volts

Service Equipment  
Fused Disc Sw

100%

2055

\* \*

5

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Electrical Room**Explanation : Main Service Disconnect Switch Rated At 600 Amperes.*

Switchgear / Switchboard

Molded Case Bkrs

100%

2055

\* \*

5

\$200

Raceway

Conduit

100%

2055

\* \*

1

Panelboards

Molded Case Bkrs

100%

2051

\* \*

5

\$200

Wiring

Thermoplastic

100%

2055

\* \*

1

Motor Controllers

Locally Mounted

100%

2048

\* \*

5

\$100

## Ground

Grounding Devices  
Generic

100%

LIFE

\* \*

5

\$100

## Lighting

Interior Lighting  
LED

100%

2043

\* \*

Egress Lighting

Emergency, Battery

50%

2040

\* \*

10

\$1,000

Exit, LED

50%

2063

\* \*

1

Exterior Lighting

LED

10%

2043

\* \*

No Component

90%

## Alarm

Security System  
Generic

100%

2040

\* \*

1

\$3,100

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Reading Areas, Basement, Hallways**Explanation : CCTV Surveillance Cameras*

Fire/Smoke Detection

Generic, Analog

100%

2040

\* \*

1-3

\$5,100

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

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

## Heating

Energy Source  
Natural Gas

100%

2055

\* \*

1

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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
Heating									
	Conversion Equipment								
	Furnace	50%			2040	**	1	\$2,100	
		Other Observation, Extent : Light, Area Affected : 50%							
		Location : Roof							
		Explanation : 1 Rooftop Package Unit							
	Hot Water Boiler	50%			2048	**	1	\$2,100	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement Boiler Room							
		Explanation : 1 Unit							
	Distribution								
	Hot Wtr Piping/Pump	100%			2051	**	4	\$600	
	Terminal Devices								
	Convactor/Radiator	50%			2048	**	1	\$1,400	
	No Component	50%							
Air Conditioning									
	Energy Source								
	Electricity	100%			2051	**	1		
	Conversion Equipment								
	Ext Pkg Unit -	95%			2040	**	2	\$500	
	Heating/Cooling								
	Split Unit	5%			2040	**			
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2	\$10,900	
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$4,700	
	Exhaust Fans								
	Roof	100%			2040	**	2	\$300	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2055	**	1		
	Water Heater With Tanks								
	Gas Fired	100%			2033	\$17,300	2		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement							
		Explanation : One 40 Gallon Water Heater							
	Sanitary Piping								
	Cast Iron	100%	Now	\$2,100	LIFE	**	1		
		Blockage /Clogged, Extent : Severe, Area Affected : 100%							
		Location : House Trap Is Old And Corroded							
	Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1		
	Fixtures								
	Generic	100%							
Vertical Transport									

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**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 : N/A, Area Affected : 100%*

*Location : First Floor To Second Floor*

*Explanation : 1 Unit*

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Print Date : 12-Aug-2025

**NEW YORK PUBLIC LIBRARY - FY 2026**

**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** : 13-Dec-2024 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3  
**Block** : 582 **Lot** : 18 **BIN** : 1009760

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	\$247,500	
Interior Architecture		\$223,600
Mechanical	\$69,400	\$408,600
<b>Total</b>	<b>\$316,800</b>	<b>\$632,300</b>
Importance Code A	\$247,500	
Importance Code B	\$69,400	\$632,300
<b>Total</b>	<b>\$316,800</b>	<b>\$632,300</b>

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$101,600			
Interior Architecture	\$282,900		\$1,300	\$9,400
Electrical	\$1,900	\$1,600	\$2,100	\$1,800
Mechanical	\$25,500	\$1,600	\$2,800	\$1,600
Site Pavements	\$3,100			
<b>Total</b>	<b>\$415,000</b>	<b>\$3,300</b>	<b>\$6,200</b>	<b>\$12,800</b>
Importance Code A	\$102,200	\$600	\$600	\$600
Importance Code B	\$277,200	\$2,700	\$5,600	\$11,700
Importance Code C	\$35,600			\$500
<b>Total</b>	<b>\$415,000</b>	<b>\$3,300</b>	<b>\$6,200</b>	<b>\$12,800</b>



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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
	Exterior Walls								
	Masonry: Brick	72%	Now	\$93,600	LIFE	* *	5	\$15,400	
		Water Penetration, Extent : Moderate, Area Affected : 5%							
		Location : Basement							
		Other Observation, Extent : Light, Area Affected : 10%							
		Location : Basement Hall							
		Explanation : Ground Water Penetration							
	Masonry: Granite	8%	2-4	\$20,600	LIFE	* *	5	\$1,300	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 15%							
		Location : Base Of Building At Leroy Street Facade							
		Staining/Discoloring, Extent : Moderate, Area Affected : 20%							
		Location : Base Of Building 7th Avenue Facade							
	Masonry: Limestone	12%	2-4	\$30,900	LIFE	* *	5	\$1,900	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 15%							
		Location : Leroy Street Facade							
		Worn/Erode, Extent : Moderate, Area Affected : 20%							
		Location : Horizontal Banding							
	Metal Panel	5%	2-4	\$1,400	2046	* *	5	\$2,000	
		Deformed/Dented, Extent : Moderate, Area Affected : 50%							
		Location : 3rd Floor Apartment Enclosure							
		Deteriorated Finish, Extent : Moderate, Area Affected : 50%							
		Location : 3rd Floor Apartment Enclosure							
	Wood	3%	Now	\$10,600	2049	* *	5	\$1,600	1
		Dry Rot/Decay, Extent : Severe, Area Affected : 35%							
		Location : 7th Avenue Entry Vestibule And All Window Casings							

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

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Windows									
	Aluminum	5%			2052	**	5	\$200	
	Metal Louvers	5%	Now	\$8,100	2049	**			
		Deformed/Dented, Extent : Moderate, Area Affected : 50%							
		Location : Openings At Grade							
	Wood	15%	Now	\$25,600	2058	**	5	\$3,600	1
		Deteriorated Finish, Extent : Moderate, Area Affected : 70%							
		Location : 2nd And 3rd Floor Windows Facing South							
		Dry Rot/Decay, Extent : Severe, Area Affected : 30%							
		Location : 2nd And 3rd Floor Windows Facing South							
		Thermally Inefficient, Extent : Severe, Area Affected : 50%							
		Location : 2nd And 3rd Floor Windows Facing South							
		Weather Strip Missing, Extent : Moderate, Area Affected : 50%							
		Location : 2nd And 3rd Floor Windows Facing South							
	Wood	75%	Now	\$128,200	2061	**	5	\$18,100	
		Dry Rot/Decay, Extent : Moderate, Area Affected : 50%							
		Location : 1st And 2nd Floor Windows Facing North, East And West							
		Thermally Inefficient, Extent : Moderate, Area Affected : 100%							
		Location : 1st And 2nd Floor Windows Facing North, East And West							
		Other Observation, Extent : Light, Area Affected : 40%							
		Location : West Facing Windows And Windows At Grade							
		Explanation : Protective Metal Grilles							
Parapets									
	Masonry: Brick	85%			LIFE	**	5-10	\$28,400	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Parapet Inside Face							
		Explanation : Modified Bitumen Sidings							
	Masonry: Limestone	10%			LIFE	**	5-10	\$6,000	
	Slate	5%			LIFE	**	5	\$500	
Roof									
	Modified Bitumen	100%			2044	**	10	\$15,100	

Interior

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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**NEW YORK PUBLIC LIBRARY - 035**  
**HUDSON PARK - ECRIC BRANCH LIBRARY**  
**Asset # : 13340**

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Interior									
Floors									
Carpet	58%	0-2	\$173,700	2037	* *	3	\$24,200		
Staining/Discoloring, Extent : Moderate, Area Affected : 29%									
Location : Library Areas									
Worn/Erode, Extent : Moderate, Area Affected : 40%									
Location : Library Areas									
Ceramic Tile	5%			2039	* *	5	\$1,400		
Panel/Paver: Cer/Brk	2%			2044	* *	5	\$1,300		
Slate	5%			LIFE	* *	5	\$3,000		
Terrazzo	2%	Now	\$1,100	LIFE	* *	5	\$400		
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%									
Location : Front Lobby Steps									
Vinyl Tile	20%			2036	\$155,900	3	\$2,800		
Vinyl Tile 9" X 9"	3%			2031	\$67,700	3	\$400		
Wood	5%			2051	* *	5	\$2,600		
Interior Walls									
Ceramic Tile	5%			2045	* *	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	\$21,600	LIFE	* *	5	\$700		
Paint Peeling, Extent : Severe, Area Affected : 100%									
Location : 3rd Floor Apartment									
Water Penetration, Extent : Severe, Area Affected : 10%									
Location : 2nd Floor Childrens Room, 1st Floor Reading Room, Basement Auditorium									
Worn/Erode, Extent : Severe, Area Affected : 100%									
Location : 3rd Floor Apartment									
Wood	5%			LIFE	* *	5	\$8,700		
Ceilings									
Plaster	90%			LIFE	* *	5-10	\$43,000		
Plaster	10%	Now	\$42,900	LIFE	* *	5	\$1,700		
Paint Peeling, Extent : Severe, Area Affected : 100%									
Location : 3rd Floor Apartment									
Water Penetration, Extent : Severe, Area Affected : 15%									
Location : 2nd Floor Childrens Room, 1st Floor Reading Room, Basement Auditorium									
Worn/Erode, Extent : Severe, Area Affected : 100%									
Location : 3rd Floor Apartment									
Site Pavements									
Public Sidewalk									
Cast in Place Concrete	100%	Now	\$3,100	2049	* *				
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%									
Location : In Front Of 7th Avenue Entrance									
Tripping Hazard, Extent : Moderate, Area Affected : 10%									
Location : In Front Of 7th Avenue Entrance									
On-Site Walkways									
Masonry: Granite	100%			LIFE	* *				

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Molded Case Bkrs	100%			2036	\$44,000	5	\$500	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : No Available Nameplate Rating Capacity							
	Switchgear / Switchboard								
	Molded Case Bkrs	100%			2036	\$44,000	5	\$500	
	Raceway								
	Conduit	70%			2036	\$26,200	1		
	Conduit	30%			2046	* *	1		
	Panelboards								
	Fused Disc Sw	5%			2044	* *	5		
	Molded Case Bkrs	70%			2035	\$14,200	5	\$300	
	Molded Case Bkrs	25%			2044	* *	5	\$100	
	Wiring								
	Braided Cloth	70%			2035	\$23,600	1		
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Insulation Aged							
	Thermoplastic	30%			2046	* *	1		
	Motor Controllers								
	Locally Mounted	50%			2034	\$24,200	5	\$100	
	Variable Frequency Drive	50%			2053	* *			
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$500	
Lighting									
	Interior Lighting								
	LED	100%			2044	* *			
	Egress Lighting								
	Emergency, Battery	50%			2036	\$15,000	10	\$2,100	
	Exit, Service	50%			2036	\$3,000	1		
	Exterior Lighting								
	Fluorescent	10%			2036	\$7,100	10	\$200	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Front Of The Building							
		Explanation : Compact Fluorescent Light							
	No Component	90%							
Alarm									
	Security System								
	Generic	100%			2036	\$33,500	1	\$6,600	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Hallways							
		Explanation : Intrusion Alarm Only. Motion Sensors							

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

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

## Alarm

Fire/Smoke Detection  
Generic, Digital

100%

2041

\* \*

1-3

\$10,800

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

*Location : Throughout The Building*

*Explanation : Strobe Lights, Alarm Bells, Manual Pull Stations, Smoke Detectors And Horns*

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

## Heating

Energy Source  
Natural Gas

100%

2056

\* \*

1

Conversion Equipment  
Furnace

1%

2031

\$600

1

\$100

*Abandoned in Place, Extent : Light, Area Affected : 100%*

*Location : 3rd Floor Furnace Closet*

Hot Water Boiler  
No Component

69%

2049

\* \*

1

\$6,000

30%

*Other Observation, Extent : N/A, Area Affected : 0%*

*Location : Roof*

*Explanation : Reported Under Air Conditioning*

## Distribution

Hot Wtr Piping/Pump

100%

2035

\$27,300

4

\$1,300

## Terminal Devices

Convactor/Radiator

100%

2034

\$102,000

1

\$5,700

*On Extended Life, Extent : Light, Area Affected : 100%*

*Location : Throughout*

## Controls

Electrical

100%

2029

\$69,400

## Air Conditioning

Energy Source  
Electricity

100%

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**  
**HUDSON PARK - ECRIC BRANCH LIBRARY**  
**Asset # : 13340**

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Conversion Equipment								
	Ext Pkg Unit - Heating/Cooling	30%			2036	\$89,800	2	\$300	
		R-410a Refrigerant, Extent : Light, Area Affected : 100% Location : Roof							
	Ext Pkg Unit - Heating/Cooling	30%	Now	\$18,000	2036	\$89,800	2	\$300	
		Broken, Extent : Moderate, Area Affected : 100% Location : Roof R-410a Refrigerant, Extent : Light, Area Affected : 100% Location : Roof							
	Split Unit	30%			2036	\$127,000			
		R-410a Refrigerant, Extent : Light, Area Affected : 100% Location : Basement - Mechanical Room							
	No Component	10%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$15,500	
	Exhaust Fans								
	Interior	25%			2044	**	2	\$100	
	Roof	75%			2044	**	2	\$400	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2046	**	1		
	Water Heater With Tanks								
	Gas Fired	100%			2031	\$17,300	2		
		Other Observation, Extent : N/A, Area Affected : 100% Location : Basement - Boiler Room Explanation : One Unit, 40mbh, 50 Gallons							
	Sanitary Piping								
	Cast Iron	100%			LIFE	**	1		
		On Extended Life, Extent : Light, Area Affected : 100% Location : Throughout							
	Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1		
		On Extended Life, Extent : Light, Area Affected : 100% Location : Throughout							
	Backflow Preventer								
	Generic	100%			2041	**	1	\$1,100	
	Fixtures								
	Generic	100%							
Fire Suppression									
	Sprinkler								
	No Component	75%							
	Generic	25%			2056	**	1-2	\$1,200	

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

*Estimates are rounded to the nearest hundred dollars.*

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

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

Print Date : 12-Aug-2025

**NEW YORK PUBLIC LIBRARY - FY 2026**

**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** : 13-May-2025 **Landmark Status** : NONE  
**Areas Surveyed** : Floors 1  
**Block** : 2722 **Lot** : 63 **BIN** : 2005755

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	\$56,500	
Mechanical		\$399,700
<b>Total</b>	<b>\$56,500</b>	<b>\$399,700</b>
Importance Code A	\$56,500	
Importance Code B		\$399,700
<b>Total</b>	<b>\$56,500</b>	<b>\$399,700</b>

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$60,800	\$5,300		
Interior Architecture	\$67,500	\$300	\$200	
Electrical	\$3,000	\$1,500	\$1,300	\$1,300
Mechanical	\$6,300	\$2,100	\$3,100	\$2,100
Elevators/Escalators	\$7,200	\$7,200	\$7,200	\$7,200
<b>Total</b>	<b>\$144,800</b>	<b>\$16,400</b>	<b>\$11,700</b>	<b>\$10,600</b>
Importance Code A	\$61,400	\$6,000	\$600	\$700
Importance Code B	\$48,600	\$10,400	\$11,100	\$9,900
Importance Code C	\$34,700			
<b>Total</b>	<b>\$144,800</b>	<b>\$16,400</b>	<b>\$11,700</b>	<b>\$10,600</b>



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

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

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

**NEW YORK PUBLIC LIBRARY - 035**  
**HUNT'S POINT BRANCH LIBRARY**  
**Asset # : 13341**

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Cast Stone/Terra Cotta	10%			LIFE	**	5	\$66,000	
		Recent Repair Evident, Extent : N/A, Area Affected : 75% Location : Throughout							
	Masonry: Brick	80%	4+	\$56,500	LIFE	**	5	\$33,800	
		Joint Mortar Miss/Erode, Extent : Light, Area Affected : 5% Location : Rear And Front Of Building Recent Repair Evident, Extent : N/A, Area Affected : 100% Location : Throughout							
	Stucco Cement	10%			2053	**	5	\$10,600	
		Recent Repair Evident, Extent : N/A, Area Affected : 75% Location : Penthouse And Rear Of Buildings							
Windows									
	Aluminum	100%			2061	**	5	\$4,000	
		Recent Installation, Extent : N/A, Area Affected : 100% Location : Throughout							
Parapets									
	Cast Stone/Terra Cotta	10%	0-2	\$3,700	LIFE	**	5	\$3,100	
		Cracking/Crumbling, Extent : Light, Area Affected : 5% Location : Main Roof Parapet							
	Masonry: Brick	85%	2-4	\$21,900	LIFE	**	5	\$3,400	2
		Joint Mortar Miss/Erode, Extent : Severe, Area Affected : 25% Location : Interior Side Of Parapet Walls							
	Masonry: Limestone	5%			LIFE	**	5-10	\$2,400	
Roof									
	Modified Bitumen	100%			2046	**	10	\$15,100	
		Recent Installation, Extent : N/A, Area Affected : 100% Location : Throughout							

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**  
**HUNT'S POINT BRANCH LIBRARY**  
**Asset # : 13341**

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Floors									
	Carpet	2%			2038	* *	3	\$600	
		Recent Installation, Extent : N/A, Area Affected : 100%							
		Location : Reading Room							
	Cast in Place Concrete	5%			LIFE	* *	5	\$4,500	
		Recent Repair Evident, Extent : N/A, Area Affected : 100%							
		Location : Throughout							
	Ceramic Tile	5%			2051	* *	5	\$1,000	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Elevator Lobbies							
		Explanation : New Installation Of Oversized Tiles							
	Poured Epoxy/Resin	3%			2036	\$35,000			
		Recent Replace Evident, Extent : N/A, Area Affected : 100%							
		Location : Toilet Rooms							
	Vinyl Tile	10%			2046	* *	3	\$800	
		Recent Replace Evident, Extent : N/A, Area Affected : 100%							
		Location : Corridors							
	Wood	75%			2076	* *	5	\$28,900	
		Recent Installation, Extent : N/A, Area Affected : 100%							
		Location : Throughout							
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Throughout							
		Explanation : Recently Installed Material Is Actually Laminate Wood							
Interior Walls									
	Ceramic Tile	3%			2051	* *	5	\$1,200	
		Recent Replace Evident, Extent : N/A, Area Affected : 100%							
		Location : Toilet Rooms							
	Glass: Single Pane	2%			LIFE	* *	5	\$1,200	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Lower Level							
		Explanation : Recent Installation With Wood Panels							
	Gypsum Board	49%			LIFE	* *	5-10	\$34,400	
		Recent Replace Evident, Extent : N/A, Area Affected : 100%							
		Location : Throughout							
	Plaster	45%			LIFE	* *	5-10	\$15,800	
		Recent Replace Evident, Extent : N/A, Area Affected : 100%							
		Location : Throughout							
	Wood	1%			LIFE	* *	5	\$3,300	
		Recent Replace Evident, Extent : N/A, Area Affected : 100%							
		Location : First Floor Accent Walls							

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

**NEW YORK PUBLIC LIBRARY - 035**  
**HUNT'S POINT BRANCH LIBRARY**  
**Asset # : 13341**

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
	Ceilings								
	AcousTileSusp.Lay-In	5%			2056	* *	5	\$1,000	
		Recent Installation, Extent : N/A, Area Affected : 100%							
		Location : Throughout							
	Exposed Struc: Concrete	15%			LIFE	* *	5-10	\$3,800	
	Gypsum Board	34%			LIFE	* *	5-10	\$24,000	
		Recent Replace Evident, Extent : N/A, Area Affected : 100%							
		Location : Throughout							
	Plaster	45%			LIFE	* *	5-10	\$15,900	
		Recent Replace Evident, Extent : N/A, Area Affected : 100%							
		Location : Throughout							
	Wood	1%			LIFE	* *	5	\$3,600	
		Recent Replace Evident, Extent : N/A, Area Affected : 100%							
		Location : First Floor Of Library							
Site Enclosure									
	Fence/Gates								
	Iron Picket	10%			2086	* *			
	Metal Panel	90%			LIFE	* *	10		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Roof							
		Explanation : New Installation							
	Free Standing Walls								
	Masonry: Brick	100%			2056	* *			
	Retaining Walls								
	Masonry: Brick	50%			2046	* *			
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Tiffany Street							
		Explanation : Location Noted							
	Masonry: Granite	50%			LIFE	* *	5		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Southern Boulevard							
		Explanation : Location Noted							
Site Pavements									
	Public Sidewalk								
	Cast in Place Concrete	100%			2056	* *			
	On-Site Walkways								
	Cast in Place Concrete	90%			2049	* *			
	Masonry: Granite	10%			LIFE	* *			
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Southern Boulevard							
		Explanation : Location Noted							

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**  
**HUNT'S POINT BRANCH LIBRARY**  
**Asset # : 13341**

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2066	**	5	\$100	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Electrical Room Basement							
		Explanation : One 800 Ampere Main Disconnect Switch							
	Switchgear / Switchboard								
	Fused Disc Sw	100%			2066	**	5	\$100	
	Raceway								
	Conduit	80%			2066	**	1		
	Tray	20%			2056	**	1		
	Panelboards								
	Molded Case Bkrs	100%			2061	**	5	\$400	
	Wiring								
	Thermoplastic	100%			2066	**	1		
	Motor Controllers								
	Locally Mounted	100%			2056	**	5	\$100	
Ground									
	Grounding Devices								
	Generic	100%			LIFE	**	5	\$400	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : At Water Main							
		Explanation : Location Noted							
Stand-by Power									
	Batteries								
	Nickel Cadmium	100%			2032	\$2,500	5	\$3,100	
Lighting									
	Interior Lighting								
	LED	100%			2046	**			
	Egress Lighting								
	Exit, Battery	100%			2046	**	10	\$900	
	Exterior Lighting								
	LED	25%			2046	**			
	No Component	75%							
Alarm									
	Security System								
	Generic	50%			2046	**	1	\$2,600	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Interior And Exterior Spaces							
		Explanation : CCTV Surveillance System							
	Generic	50%			2046	**	1	\$2,600	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Intrusion Alarm System							
	Fire/Smoke Detection								
	Generic, Digital	100%			2046	**	1-3	\$8,400	

*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**  
**HUNT'S POINT BRANCH LIBRARY**  
**Asset # : 13341**

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Electricity	5%			2066	**	1		
	Natural Gas	95%			2066	**	1		
		Recent Installation, Extent : N/A, Area Affected : 100%							
		Location : Throughout							
Conversion Equipment									
	Furnace	30%			2046	**	1	\$2,000	
		Recent Installation, Extent : N/A, Area Affected : 100%							
		Location : Penthouse Mechanical Room							
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Penthouse Mechanical Room							
		Explanation : Part Of Direct Expansion Split Unit							
	Hot Water Boiler	65%			2056	**	1	\$4,400	
		Recent Installation, Extent : N/A, Area Affected : 100%							
		Location : Basement Boiler Room							
	Radiant Heater	5%			2046	**	2	\$300	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Exits							
		Explanation : Electric Unit Heaters							
Distribution									
	Hot Wtr Piping/Pump	100%			2061	**	4	\$700	
		Recent Installation, Extent : N/A, Area Affected : 100%							
		Location : Throughout							
Terminal Devices									
	Convactor/Radiator	95%			2056	**	1	\$4,200	
		Recent Installation, Extent : N/A, Area Affected : 100%							
		Location : Throughout							
	Unit Heater - Hot Water	5%			2046	**			
Controls									
	Digital	100%			2036	\$399,700			
		Recent Installation, Extent : N/A, Area Affected : 100%							
		Location : Throughout							
Air Conditioning									
	Energy Source								
	Electricity	100%			2061	**	1		
Conversion Equipment									
	Ext Pkg Unit - Heating/Cooling	40%			2046	**	2	\$300	
		R-410a Refrigerant, Extent : Light, Area Affected : 100%							
		Location : Roof							
		Recent Installation, Extent : N/A, Area Affected : 100%							
		Location : Roof							
	Split Unit	60%			2046	**			
		R-410a Refrigerant, Extent : Light, Area Affected : 100%							
		Location : Throughout							

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



**NEW YORK PUBLIC LIBRARY - 035**  
**HUNT'S POINT BRANCH LIBRARY**  
**Asset # : 13341**

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$12,100	
	Exhaust Fans								
	Interior	100%		2046		**	2	\$400	
		Recent Installation, Extent : N/A, Area Affected : 100%							
		Location : Throughout							
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%		2066		**	1		
		Recent Installation, Extent : N/A, Area Affected : 100%							
		Location : Throughout							
	Water Heater With Tanks								
	Gas Fired	100%		2036		\$34,700	2		
		Recent Installation, Extent : N/A, Area Affected : 100%							
		Location : Boiler Room							
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Boiler Room							
		Explanation : One Unit, 125mbh 99 Gallons							
	Sanitary Piping								
	Cast Iron	100%		LIFE		**	1		
		Recent Installation, Extent : N/A, Area Affected : 100%							
		Location : Throughout							
	Storm Drain Piping								
	Cast Iron	100%		LIFE		**	1		
		Recent Installation, Extent : N/A, Area Affected : 100%							
		Location : Throughout							
	Sump Pump(s)								
	Submersible	100%		2031		\$400	4	\$400	
		Recent Installation, Extent : N/A, Area Affected : 100%							
		Location : Basement							
	Backflow Preventer								
	Generic	100%		2046		**	1	\$800	
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Hydraulic	100%		LIFE		**			
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : From 1st To 2nd Floor							
		Explanation : 1 Unit							
Fire Suppression									
	Sprinkler								
	Generic	100%		2066		**	1-2	\$3,800	
		Recent Installation, Extent : N/A, Area Affected : 100%							
		Location : Throughout							

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

**NEW YORK PUBLIC LIBRARY - 035**  
**HUNT'S POINT BRANCH LIBRARY**  
**Asset # : 13341**

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fire Suppression									
Fire Pump									
	Generic	100%			2051	* *	1	\$2,600	
Recent Installation, Extent : N/A, Area Affected : 100%									
Location : Fire Pump Room									

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

Print Date : 12-Aug-2025

**NEW YORK PUBLIC LIBRARY - FY 2026**

**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 / 2022  
**Area Sq Ft** : 20,735 **Project Type** : NEW YORK PUBLIC LIBRARY  
**Date of Survey** : 14-Mar-2024 **Landmark Status** : EXTERIOR, HISTORICAL DISTRICT  
**Areas Surveyed** : Basement, Floors 1,2,3,Att  
**Block** : 606 **Lot** : 1 **BIN** : 1082668

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	\$121,500	
Interior Architecture	\$1,777,700	
Electrical	\$218,400	\$63,600
Mechanical	\$327,900	\$871,200
<b>Total</b>	<b>\$2,445,400</b>	<b>\$934,800</b>
Importance Code A	\$121,500	
Importance Code B	\$2,323,900	\$934,800
<b>Total</b>	<b>\$2,445,400</b>	<b>\$934,800</b>

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$42,400	\$7,700		\$12,100
Interior Architecture	\$35,300	\$1,400		\$1,900
Electrical	\$32,800	\$2,500	\$2,100	\$35,900
Mechanical	\$6,900	\$8,100	\$6,000	\$18,000
Site Enclosure	\$22,100			
Site Pavements	\$23,300			
Elevators/Escalators	\$7,200	\$7,200	\$7,200	\$7,200
<b>Total</b>	<b>\$170,000</b>	<b>\$26,800</b>	<b>\$15,300</b>	<b>\$75,200</b>
Importance Code A	\$44,500	\$9,700	\$2,100	\$14,200
Importance Code B	\$81,300	\$16,300	\$13,300	\$60,900
Importance Code C	\$44,200	\$800		
<b>Total</b>	<b>\$170,000</b>	<b>\$26,800</b>	<b>\$15,300</b>	<b>\$75,200</b>



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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Cast Iron	5%			LIFE	**			
	Masonry: Brick	75%			LIFE	**	5	\$39,700	
	Masonry: Granite	5%			LIFE	**	5	\$2,000	
	Masonry: Sandstone	15%			LIFE	**	5	\$6,000	
Windows									
	Aluminum	10%			2051	**	5	\$800	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Basement								
	Explanation : Location Noted								
	Bronze/Brass	75%	Now	\$121,500	2043	**	5	\$19,200	
	Air Infiltration, Extent : Moderate, Area Affected : 20%								
	Location : Windows Throughout								
	Hardware Missing, Extent : Moderate, Area Affected : 5%								
	Location : Various Locations								
	Steel	15%			2043	**	5	\$15,400	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Stained Glass Windows								
	Explanation : Location Noted								
Roof									
	Copper/Terne	15%			2070	**	10	\$12,100	
	Slate	85%	Now	\$42,400	LIFE	**			
	Broken/Missing Elements, Extent : Light, Area Affected : 2%								
	Location : Near South Chimney								
	Water Penetration, Extent : Severe, Area Affected : 10%								
	Location : Various Attic Locations								
Interior									
Floors									
	Cast in Place Concrete	15%			LIFE	**	5	\$10,200	
	Mosaic Tile	5%	2-4	\$8,100	2048	**	5	\$1,900	
	Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 30%								
	Location : Toilet Rooms								
	Panel/Paver: Bluestone	15%	Now	\$124,800	LIFE	**	5	\$3,500	
	Other Observation, Extent : Severe, Area Affected : 70%								
	Location : 1st Floor Lobby Area								
	Explanation : Stained And Worn								
	Vinyl Tile	15%			2043	**	3	\$1,700	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : 2nd Floor Auditorium With Wood Grain Appearance								
	Explanation : Location Noted								
	Vinyl Tile 9" X 9"	50%	0-2	\$275,500	2030	\$1,377,300	3	\$5,800	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
	Location : 2nd Floor Stacks And 3rd Floor Break Room								
	Worn/Erode, Extent : Moderate, Area Affected : 50%								
	Location : Throughout								

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

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Ceramic Tile	3%			2038	**	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%	2-4	\$15,000	LIFE	**	5	\$8,300	
Cracking/Crumbling, Extent : Moderate, Area Affected : 2%								
Location : 3rd Floor Break Room								
Wood	8%			LIFE	**	5	\$17,800	
Ceilings								
Exposed Struc: Concrete	5%			LIFE	**	5	\$300	
Masonry: Infill Arch	10%			LIFE	**			
Plaster	55%	2-4	\$12,200	LIFE	**	5	\$11,300	
Cracking/Crumbling, Extent : Light, Area Affected : 2%								
Location : 3rd Floor Meeting Room								
Plaster	25%			LIFE	**	5	\$5,100	
Wood	5%			LIFE	**	5	\$14,400	
Site Enclosure								
Fence/Gates								
Iron Picket	100%	2-4	\$22,100	2070	**			
Corrosion/Rusting, Extent : Light, Area Affected : 15%								
Location : Throughout								
Retaining Walls								
Cast in Place Concrete	40%			2055	**			
Masonry: Fieldstone	60%			2045	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	75%	0-2	\$5,800	2048	**			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Misaligned/Bulging, Extent : Severe, Area Affected : 2%								
Location : Along West 10th Street								
Pavers/Stone	2%	Now	\$400	2044	**			
Misaligned/Bulging, Extent : Severe, Area Affected : 5%								
Location : Edging At Tree Pits								
Pavers/Stone	23%	0-2	\$10,000	2044	**			
Broken/Missing Elements, Extent : Moderate, Area Affected : 2%								
Location : Sidewalk Along 6th Avenue								
Spalling, Extent : Moderate, Area Affected : 30%								
Location : Sidewalk Along 6th Avenue								

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**  
**JEFFERSON MARKET BRANCH LIBRARY**  
**Asset # : 13343**

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

## Site Pavements

## On-Site Walkways

## Pavers/Stone

70%

2044

\* \*

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Garden Walkways**Explanation : Location Noted*

## Panel/Paver: Bluestone

30%

Now

\$7,100

LIFE

\* \*

5

\$200

*Other Observation, Extent : Severe, Area Affected : 20%**Location : South Exit At 6th Avenue**Explanation : Broken Stair Tread*

## Parking/Driveway

## Cast in Place Concrete

100%

2055

\* \*

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

## Under 600 Volts

## Service Equipment

## Fused Disc Sw

100%

2035

\$8,400

5

\$100

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Electrical Room**Explanation : 1,000 Ampere Fuse Rating*

## Switchgear / Switchboard

## Molded Case Bkrs

100%

2045

\* \*

5

\$500

## Raceway

## Conduit

100%

2045

\* \*

1

## Panelboards

## Molded Case Bkrs

70%

2034

\$23,300

5

\$400

## Molded Case Bkrs

30%

2043

\* \*

5

\$200

## Wiring

## Thermoplastic

100%

2045

\* \*

1

## Motor Controllers

## Locally Mounted

80%

2033

\$63,600

5

\$100

## Variable Frequency

20%

2048

\* \*

## Drive

## Ground

## Grounding Devices

## Generic

100%

LIFE

\* \*

5

\$300

## 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**  
**JEFFERSON MARKET BRANCH LIBRARY**  
**Asset # : 13343**

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting									
Interior Lighting	Fluorescent	5%			2030	\$12,800	10	\$1,000	
		Compact Fluorescent Light, Extent : Light, Area Affected : 100% Location : Basement And Upper Floors							
	Fluorescent	80%			2030	\$205,500	10	\$15,200	
		T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100% Location : Throughout The Building							
	Incandescent	5%			2030	\$15,000	2		
	LED	10%			2040	* *			
Egress Lighting									
	Emergency, Battery	50%			2040	* *	10	\$2,500	
	Exit, Battery	50%			2035	\$13,300	10	\$700	
Exterior Lighting									
	Incandescent	25%	Now	\$30,800	2045	* *	2		
		Malfunctioning, Extent : Severe, Area Affected : 100% Location : Building Perimeter							
	No Component	75%							
Alarm									
	Security System								
	Generic	50%			2035	\$21,600	1	\$3,900	
		Other Observation, Extent : N/A, Area Affected : 100% Location : Throughout The Building Explanation : Intrusion Alarm System							
	Generic	50%			2040	* *	1	\$3,900	
		Other Observation, Extent : N/A, Area Affected : 100% Location : Throughout The Building Explanation : CCTV Surveillance System							
Fire/Smoke Detection									
	Generic, Digital	100%			2040	* *	1-3	\$12,800	

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
Energy Source	Natural Gas	100%			2055	* *	1		
Conversion Equipment	Steam Boiler	100%			2048	* *	1	\$20,500	
	Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Boiler Room									
Explanation : 1 Unit. 2 Heat Exchangers									
Distribution									
Hot Wtr Piping/Pump		60%			2043	* *	4	\$900	
	Steam Piping/Pump	40%			2045	* *			

**Air Conditioning**

*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**  
**JEFFERSON MARKET BRANCH LIBRARY**  
**Asset # : 13343**

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Energy Source								
	Electricity	100%			2043	**	1		
	Conversion Equipment								
	Reciprocating Compr/Chiller	90%			2030	\$305,600	1	\$8,700	
		R-22 Refrigerant, Extent : Light, Area Affected : 100% Location : 2 Sets, Basement A/C Room							
	Split Unit	10%	Now	\$2,700	2035	\$54,600			
		Broken, Extent : Moderate, Area Affected : 5% Location : Telecom Room							
Distribution									
	CW & CHW Wtr Pipe/Pump	100%			2045	**	4	\$1,000	
Terminal Devices									
	Air Handler/Cool/Ht	5%			2030	\$22,300	1	\$600	
	Air Handler/Cool/Ht	15%			2040	**	1	\$1,900	
	Fan Coil - 4 Pipe	80%			2035	\$700,300	1	\$5,400	
Heat Rejection									
	Water Cooling Tower	100%			2036	\$116,200	2	\$20,900	
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$11,600	
Exhaust Fans									
	Interior	20%			2040	**	2	\$100	
	Interior	5%			2030	\$5,100	2		
	No Component	75%							
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2045	**	1		
	Water Heater With Tanks								
	Electric	100%			2033	\$26,200	4		
		Other Observation, Extent : N/A, Area Affected : 100% Location : Basement Explanation : One 50 Gallon Unit In Chiller Room And One 20 Gallon Unit In Boiler Room							
Sanitary Piping									
	Cast Iron	100%			LIFE	**	1		
Sump Pump(s)									
	Non-Submersible	100%			2030	\$4,600	4	\$400	
Backflow Preventer									
	Generic	100%			2040	**	1	\$1,300	
Fixtures									
	Generic	100%							
Vertical Transport									

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



**NEW YORK PUBLIC LIBRARY - 035  
JEFFERSON MARKET BRANCH LIBRARY**

**Asset # : 13343**

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Vertical Transport									
Elevators									
	Geared Traction	100%			LIFE		* *		
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Basement To 3rd Floor									
Explanation : 2 Units									
Fire Suppression									
Sprinkler									
	No Component	95%							
	Generic	5%			2045		* *	1-2	\$300

*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 : 12-Aug-2025

**NEW YORK PUBLIC LIBRARY - FY 2026**

**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** : 18-Apr-2024 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1  
**Block** : 3248 **Lot** : 70 **BIN** : 2015263

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Mechanical		\$256,600
<b>Total</b>		<b>\$256,600</b>
Importance Code B		\$256,600
<b>Total</b>		<b>\$256,600</b>

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture				\$19,700
Interior Architecture		\$5,100	\$200	
Electrical	\$700	\$800	\$800	\$900
Mechanical	\$2,800	\$1,600	\$5,500	\$1,600
Site Pavements	\$4,300			
<b>Total</b>	<b>\$7,800</b>	<b>\$7,400</b>	<b>\$6,600</b>	<b>\$22,200</b>
Importance Code A	\$400	\$400	\$400	\$20,200
Importance Code B	\$7,500	\$7,000	\$6,000	\$2,000
Importance Code C			\$200	
<b>Total</b>	<b>\$7,800</b>	<b>\$7,400</b>	<b>\$6,600</b>	<b>\$22,200</b>



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

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

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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Exposed Struc: Steel	2%			LIFE	**	5	\$1,200	
	Masonry: Brick Cavity	85%			LIFE	**	5	\$16,000	
	Masonry: Fieldstone	3%			LIFE	**	5	\$400	
	Window Wall	10%			2055	**	5	\$7,000	
Windows									
	Aluminum	90%			2051	**	5	\$1,500	
	Metal Louvers	10%			2044	**	10	\$1,000	
Parapets									
	Metal Panel	20%			2055	**	5	\$800	
	No Component	80%							
Roof									
	Modified Bitumen	100%			2040	**	10	\$15,800	
	Ponding, Extent : Light, Area Affected : 2%								
	Location : Main Roof								
Soffits									
	Exposed Struc: Steel	20%			LIFE	**	5	\$600	
	Glass: Special Gauge	80%			LIFE	**	1		
Interior									
Floors									
	Cast in Place Concrete	5%			LIFE	**	5	\$900	
	Ceramic Tile	20%			2048	**	5	\$1,600	
	Vinyl Tile	75%			2043	**	3	\$2,200	
Interior Walls									
	Ceramic Tile	2%			2044	**	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%			2048	**	5	\$7,100	
	Exposed Struc: Steel	2%			LIFE	**			
	Gypsum Board	8%			LIFE	**	5	\$800	
Site Enclosure									
	Fence/Gates								
	Chain Link	100%			2045	**			
Site Pavements									
	Public Sidewalk								
	Cast in Place Concrete	100%	Now	\$4,300	2048	**			
	Cracking/Crumbling, Extent : Moderate, Area Affected : 2%								
	Location : Eames Place In Front Of Library								
On-Site Walkways									
	Asphalt	100%			2031	\$42,400			

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

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

**Under 600 Volts**

## Service Equipment

## Molded Case Bkrs

100%

2045

\* \*

5

\$200

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Electrical Room**Explanation : Main Service Disconnect Switch Rated At 300 Amperes.*

## Switchgear / Switchboard

## Molded Case Bkrs

100%

2045

\* \*

5

\$200

## Raceway

## Conduit

100%

2045

\* \*

1

## Panelboards

## Fused Disc Sw

5%

2043

\* \*

5

## Molded Case Bkrs

95%

2043

\* \*

5

\$200

## Wiring

## Thermoplastic

100%

2045

\* \*

1

## Motor Controllers

## Locally Mounted

100%

2040

\* \*

5

\$100

**Ground**

## Grounding Devices

## Generic

100%

LIFE

\* \*

5

\$100

**Lighting**

## Interior Lighting

## LED

100%

2043

\* \*

## Egress Lighting

## Emergency, Battery

50%

2035

\$6,300

10

\$900

## Exit, Service

50%

2035

\$1,300

1

## Exterior Lighting

## LED

10%

2043

\* \*

## No Component

90%

**Alarm**

## Security System

## Generic

100%

2043

\* \*

1

\$2,800

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Reading Areas, Outside Perimeter**Explanation : CCTV Surveillance Cameras*

## Fire/Smoke Detection

## Generic, Analog

100%

2035

\$19,400

1-3

\$4,600

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

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

**Heating**

## Energy Source

## Natural Gas

100%

2055

\* \*

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**  
**JEROME PARK BRANCH LIBRARY**  
**Asset # : 13344**

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Conversion Equipment								
	Hot Water Boiler	100%			2040	**	1	\$3,700	
	Distribution								
	Hot Wtr Piping/Pump	100%			2043	**	4	\$500	
	Terminal Devices								
	Air Handler	50%			2040	**	1	\$2,300	
	Convactor/Radiator	50%			2040	**	1	\$1,200	
	Controls								
	Electrical	100%			2033	\$41,800			
Air Conditioning									
	Energy Source								
	Electricity	100%			2051	**	1		
	Conversion Equipment								
	Reciprocating Compr/Chiller	100%			2035	\$110,800	1	\$3,400	
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2	\$9,600	
	Terminal Devices								
	Air Handler/Cool/Ht	100%			2035	\$145,800	1	\$4,600	
	Heat Rejection								
	Dry Cooler	100%			2035	\$34,500	2	\$5,200	
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$4,100	
	Exhaust Fans								
	Interior	100%			2040	**	2	\$200	
Plumbing									
	H/C Water Piping								
	Galvanized Steel	100%			2040	**	1		
	Water Heater With Tanks								
	Gas Fired	100%			2033	\$17,300	2		
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Main Floor								
	Explanation : One 40 Gallon Water Heater								
	Sanitary Piping								
	Cast Iron	100%			LIFE	**	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1		
	Sump Pump(s)								
	Non-Submersible	100%			2035	\$1,500	4	\$200	
	Fixtures								
	Generic	100%							

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

Print Date : 12-Aug-2025

**NEW YORK PUBLIC LIBRARY - FY 2026**

**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** : 14-Feb-2025 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2  
**Block** : 5713 **Lot** : 123 **BIN** : 2119474

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	\$578,200	\$105,700
<b>Total</b>	<b>\$578,200</b>	<b>\$105,700</b>
Importance Code A	\$578,200	\$105,700
<b>Total</b>	<b>\$578,200</b>	<b>\$105,700</b>

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$47,200			
Interior Architecture	\$117,700		\$900	\$1,100
Electrical	\$50,000	\$1,200	\$1,400	\$1,200
Mechanical	\$13,700	\$200	\$1,700	\$200
Site Enclosure	\$1,300		\$1,900	
Elevators/Escalators	\$7,200	\$7,200	\$7,200	\$7,200
<b>Total</b>	<b>\$237,100</b>	<b>\$8,500</b>	<b>\$13,000</b>	<b>\$9,700</b>
Importance Code A	\$47,300		\$100	
Importance Code B	\$148,900	\$8,500	\$11,100	\$9,100
Importance Code C	\$40,900		\$1,900	\$600
<b>Total</b>	<b>\$237,100</b>	<b>\$8,500</b>	<b>\$13,000</b>	<b>\$9,700</b>



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

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	20%	4+	\$13,500	LIFE	* *	5	\$52,800	
Water Penetration, Extent : Moderate, Area Affected : 2%								
Location : Elevator Shaft Structure								
Masonry: Brick	25%			LIFE	* *	5	\$26,400	
Metal/Glass Curt Wall	32%	Now	\$578,200	LIFE	* *	5	\$31,700	
Water Penetration, Extent : Severe, Area Affected : 15%								
Location : Base Of Curtain Wall In Basement, Near Roof At Elevator Bulkhead								
Other Observation, Extent : Severe, Area Affected : 50%								
Location : Basement Library Area								
Explanation : Major Flooding In Basement During Heavy Rains								
Metal Panel	20%			2056	* *	5-10	\$72,600	
Window Wall	3%			2056	* *	5	\$5,900	
Parapets								
Pre-Cast Concrete	30%			LIFE	* *	5	\$12,800	
No Component	70%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Edge Of Roof								
Explanation : Metal Guard Railing								
Roof								
Green, Roof Inaccessible	65%			LIFE	* *			
IRMA/Protected Membrane	20%	4+	\$6,400	2041	* *			
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : First Floor Near Emergency Exit At East Side								
Sloped Glazing	15%	0-2	\$6,700	LIFE	* *	5	\$26,500	
Other Observation, Extent : Light, Area Affected : 5%								
Location : Window Hatches								
Explanation : Non Operational								
Soffits								
Pre-Cast Concrete	100%			LIFE	* *	5	\$2,200	
Interior								
Floors								
Carpet	5%			2035	\$19,000	3	\$1,600	
Cast in Place Concrete	35%	4+	\$15,400	LIFE	* *	5	\$16,200	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : First Floor At Column Junctions								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Explanation : Polished Concrete								
Cast in Place Concrete	40%			LIFE	* *	5	\$37,100	
Ceramic Tile	5%			2045	* *	5	\$1,100	
Vinyl Tile	15%			2041	* *	3	\$1,200	

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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Interior Walls									
	Cast in Place Concrete	50%			LIFE	**	10	\$28,500	
	Ceramic Tile	5%			2045	**	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	
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	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Community Room, Childrens Story Room									
Explanation : Suspended Wood Slat Ceiling									
Site Enclosure									
Fence/Gates									
	Aluminum Rail	30%			2049	**	5-10	\$3,100	
Other Observation, Extent : N/A, Area Affected : 70%									
Location : Roof									
Explanation : Guard Railing									
	Iron Picket	70%	4+	\$1,300	2071	**			
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%									
Location : Security Gate Does Not Operate At Main Entrance									
Corrosion/Rusting, Extent : Moderate, Area Affected : 15%									
Location : Fence Anchor Points At Shoes.									
Retaining Walls									
	Cast in Place Concrete	50%			2071	**			
	Masonry: Fieldstone	50%			2056	**			
Site Pavements									
Public Sidewalk									
	Cast in Place Concrete	100%			2049	**			
On-Site Walkways									
	Cast in Place Concrete	100%			2049	**			

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%			2056	* *	5	\$100		
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Electrical Room									
Explanation : Main Service Disconnect Switch Rated At 800 Amperes.									

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**  
**KINGSBRIDGE BRANCH LIBRARY**  
**Asset # : 14728**

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Switchgear / Switchboard								
	Fused Disc Sw	100%			2056	**	5	\$100	
	Raceway								
	Conduit	100%			2056	**	1		
	Panelboards								
	Fused Disc Sw	5%			2052	**	5		
	Molded Case Bkrs	95%			2052	**	5	\$300	
	Wiring								
	Thermoplastic	100%			2056	**	1		
	Motor Controllers								
	Locally Mounted	100%	Now	\$48,500	2056	**	5		
	Not Functioning, Extent : Severe, Area Affected : 100%								
	Location : Mechanical Room								
Ground									
	Grounding Devices								
	Generic	100%			LIFE	**	5	\$400	
Lighting									
	Interior Lighting								
	Fluorescent	1%			2041	**	10	\$100	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Hallways								
	Explanation : Compact Fluorescent Lights								
	Fluorescent	1%			2041	**	10	\$100	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Basement								
	Explanation : T-8 Lamps								
	LED	98%			2044	**			
	Egress Lighting								
	Emergency, Battery	50%			2041	**	10	\$1,500	
	Exit, LED	50%			2064	**	1		
	Exterior Lighting								
	LED	10%			2044	**			
	No Component	90%							
Alarm									
	Security System								
	Generic	100%			2041	**	1	\$4,700	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Raeding Areas, Hallways, Outside Perimeter								
	Explanation : CCTV Surveillance Cameras								
	Fire/Smoke Detection								
	Generic, Digital	100%			2041	**	1-3	\$7,700	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Throughout The Building								
	Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors, Horns								

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Electricity	10%			2056	**	1		
	Natural Gas	90%			2056	**	1		
	Conversion Equipment								
	Radiant Heater	10%			2041	**	2	\$600	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Main Entrance, Water Heater Room, Electrical Room, Toilet Rooms							
		Explanation : Electric Unit Heaters							
	No Component	90%							
		Other Observation, Extent : N/A, Area Affected : 0%							
		Location : Roof							
		Explanation : Reported Under Air Conditioning							
	Controls								
	Electrical	100%			2031	\$7,100			
Air Conditioning									
	Energy Source								
	Electricity	100%			2052	**	1		
	Conversion Equipment								
	Ext Pkg Unit - Heating/Cooling	95%			2041	**	2	\$700	
		R-410a Refrigerant, Extent : Light, Area Affected : 100%							
		Location : Roof							
	Window/Wall Unit	5%			2031	\$2,400	1		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Elevator Machine Room							
		Explanation : Location Noted							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%	Now	\$11,100	LIFE	**	2-5	\$7,000	
		Insul. Deteriorating, Extent : Light, Area Affected : 5%							
		Location : Roof							
	Exhaust Fans								
	Roof	100%			2036	\$24,600	2	\$400	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2056	**	1		
	Water Heater With Tanks								
	Electric	100%			2031	\$24,000	4		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement - Water Heater Room							
		Explanation : One Unit, 6kwt 19 Gallons							
	Sanitary Piping								
	Cast Iron	100%			LIFE	**	1		
	Storm Drain Piping								
	Cast Iron	100%	Now	\$2,200	LIFE	**	1		
		Blockage /Clogged, Extent : Moderate, Area Affected : 20%							
		Location : Basement							

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

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System</b>	<b>Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
Plumbing								
	Sump Pump(s)							
	Non-Submersible	80%		2041	* *	4	\$200	
	Submersible	20%		2030	\$100	4	\$100	
	Sewage Ejector(s)							
	Electric	100%		2041	* *	4	\$500	
	Backflow Preventer							
	Generic	100%		2041	* *	1	\$800	
	Fixtures							
	Generic	100%						
Vertical Transport								
	Elevators							
	Hydraulic	100%		LIFE	* *			
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : Basement To 1st Floor							
	Explanation : One Unit							

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Print Date : 12-Aug-2025

**NEW YORK PUBLIC LIBRARY - FY 2026**

**Asset Name** : KIPS BAY BRANCH LIBRARY  
**Address** : 446 THIRD AVE. @ EAST 31ST ST.  
**Borough** : MANHATTAN **Agency's Number** : K01  
**Program / Asset #** : NPL0K01.000 / 13345 **Yr Built/Renovated** : 1972 / 1998  
**Area Sq Ft** : 9,400 **Project Type** : NEW YORK PUBLIC LIBRARY  
**Date of Survey** : 19-Dec-2022 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2  
**Block** : 886 **Lot** : 51 **BIN** : 1018325

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	\$163,700	\$123,200
Mechanical		\$280,500
<b>Total</b>	<b>\$163,700</b>	<b>\$403,700</b>
Importance Code A	\$163,700	\$123,200
Importance Code B		\$280,500
<b>Total</b>	<b>\$163,700</b>	<b>\$403,700</b>

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$115,000			
Interior Architecture	\$36,700	\$100		\$3,600
Electrical	\$1,200	\$900	\$2,600	\$1,100
Mechanical	\$60,100	\$1,200	\$2,700	\$1,500
Elevators/Escalators	\$7,200	\$7,200	\$7,200	\$7,200
<b>Total</b>	<b>\$220,200</b>	<b>\$9,300</b>	<b>\$12,600</b>	<b>\$13,300</b>
Importance Code A	\$145,500	\$500	\$600	\$500
Importance Code B	\$69,900	\$8,800	\$12,000	\$12,900
Importance Code C	\$4,900	\$100		
<b>Total</b>	<b>\$220,200</b>	<b>\$9,300</b>	<b>\$12,600</b>	<b>\$13,300</b>



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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**  
**KIPS BAY BRANCH LIBRARY**  
**Asset # : 13345**

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Cast in Place Concrete	2%	2-4	\$400	LIFE	* *	5	\$1,700	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
	Location : Along Base Of Building								
	Exposed Reinforcement, Extent : Moderate, Area Affected : 2%								
	Location : Stair Bulkhead								
	Cast Stone/Terra Cotta	3%	Now	\$8,400	LIFE	* *	5	\$4,000	
	Broken/Missing Elements, Extent : Severe, Area Affected : 5%								
	Location : Window Sills 2nd Floor								
	Joint Mortar Miss/Erode, Extent : Severe, Area Affected : 25%								
	Location : Window Sills Throughout								
	Masonry: Brick	85%	Now	\$24,500	LIFE	* *	5	\$14,700	
	Cracking/Crumbling, Extent : Severe, Area Affected : 5%								
	Location : Stair Bulkhead								
	Joint Mortar Miss/Erode, Extent : Severe, Area Affected : 15%								
	Location : Below Windows Throughout								
	Spalling, Extent : Moderate, Area Affected : 5%								
	Location : North Side And Below Window Sills								
	Window Wall	10%	Now	\$53,200	2064	* *	5	\$3,200	
	Air Infiltration, Extent : Severe, Area Affected : 15%								
	Location : Main Entrance								
	Dry Rot/Decay, Extent : Severe, Area Affected : 25%								
	Location : Main Entrance								
	Caulking Deteriorated, Extent : Severe, Area Affected : 90%								
	Location : Main Entrance And Reading Area								
	Water Penetration, Extent : Severe, Area Affected : 75%								
	Location : Main Entrance And Reading Area								
	Weather Strip Missing, Extent : Severe, Area Affected : 50%								
	Location : Main Entrance And Reading Area								
Windows									
	Aluminum	35%	Now	\$42,100	2059	* *	5	\$400	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 100%								
	Location : Throughout 1st And 2nd Floor								
	Corrosion/Rusting, Extent : Severe, Area Affected : 50%								
	Location : Window Lintels								
	Caulking Deteriorated, Extent : Severe, Area Affected : 90%								
	Location : Throughout 1st And 2nd Floor								
	Water Penetration, Extent : Severe, Area Affected : 20%								
	Location : Throughout 1st And 2nd Floor								
	Steel	65%	Now	\$24,600	2033	\$123,200	5	\$10,100	1
	Broken/Missing Elements, Extent : Severe, Area Affected : 30%								
	Location : Throughout								
	Thermally Inefficient, Extent : Moderate, Area Affected : 100%								
	Location : All Windows Are Single Pane								

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

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
	Parapets								
	Cast Stone/Terra Cotta	5%	2-4	\$1,600	LIFE	* *	5	\$300	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							
	Copper/Terne	5%	2-4	\$1,000	2054	* *	5	\$100	
		Cracking/Crumbling, Extent : Light, Area Affected : 10%							
		Location : Throughout							
		Loose/Miss Fasteners, Extent : Light, Area Affected : 20%							
		Location : At Adjoining Building, Side And Rear Of Roof							
	Masonry: Brick	85%	2-4	\$9,500	LIFE	* *	5	\$700	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							
	Metal Rail	5%	2-4	\$300	2039	* *	5	\$300	
		Corrosion/Rusting, Extent : Moderate, Area Affected : 50%							
		Location : Upper Roof							
		Loose/Miss Fasteners, Extent : Moderate, Area Affected : 5%							
		Location : Bolts Of Railing							
Roof									
	Metal Panel	5%			2047	* *	10	\$1,000	
	Modified Bitumen	95%	Now	\$110,400	2044	* *			
		Blisters, Extent : Moderate, Area Affected : 15%							
		Location : Throughout							
		Ponding, Extent : Moderate, Area Affected : 15%							
		Location : Throughout							
		Seams Open/Split, Extent : Light, Area Affected : 5%							
		Location : Upper Roof Northeast Corner							
Soffits									
	Cast in Place Concrete	100%	Now	\$1,700	LIFE	* *	5	\$2,800	
		Other Observation, Extent : Severe, Area Affected : 10%							
		Location : Underside Of Soffit							
		Explanation : Rusting Lintels							

Interior

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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**NEW YORK PUBLIC LIBRARY - 035**  
**KIPS BAY BRANCH LIBRARY**  
**Asset # : 13345**

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Carpet	50%			2033	\$81,300	3	\$9,100	
Cast in Place Concrete	10%	0-2	\$1,600	LIFE	* *	5	\$2,000	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout Basement								
Ceramic Tile	5%	4+	\$1,300	2043	* *	5	\$200	
Worn/Erode, Extent : Light, Area Affected : 15%								
Location : Toilets Throughout								
Panel/Paver: Cer/Brk	10%			2050	* *	5	\$2,000	
Vinyl Tile	25%	Now	\$25,400	2039	* *	3	\$800	
Loose/Delam Surface, Extent : Moderate, Area Affected : 5%								
Location : Office And Workroom								
Patching Evident, Extent : Light, Area Affected : 15%								
Location : Throughout								
Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 5%								
Location : Reading Area 1st Floor								
Worn/Erode, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Interior Walls								
Cast in Place Concrete	10%			LIFE	* *			
Paint Peeling, Extent : Light, Area Affected : 10%								
Location : Basement Mechanical Area								
Ceramic Tile	5%			2043	* *	5	\$200	
Concrete Masonry Unit	80%	Now	\$4,900	LIFE	* *	5	\$1,000	
Vertical Cracks, Extent : Moderate, Area Affected : 15%								
Location : Rear Stair, First Floor								
Masonry: Brick	5%			LIFE	* *			
Ceilings								
AcousTileSusp.Lay-In	10%			2047	* *	5	\$1,000	
Exposed Struc: Concrete	85%			LIFE	* *	5	\$1,300	
Paint Peeling, Extent : Light, Area Affected : 10%								
Location : Bulkhead Stair And Basement								
Gypsum Board	5%	Now	\$900	LIFE	* *	5	\$600	
Cracking/Crumbling, Extent : Severe, Area Affected : 10%								
Location : Reading Area 1st Floor; Children Area 2nd Floor								
Water Penetration, Extent : Severe, Area Affected : 10%								
Location : Reading Area 1st Floor; Children Area 2nd Floor								
Site Enclosure								
Fence/Gates								
Iron Picket	100%			2054	* *			
Retaining Walls								
Cast in Place Concrete	100%			2069	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2047	* *			

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

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

## Site Pavements

## On-Site Walkways

Cast in Place Concrete	100%			2047	**			
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Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

## Under 600 Volts

## Service Equipment

Molded Case Bkrs	100%			2044	**	5	\$200	
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*Other Observation, Extent : Light, Area Affected : 100%*

*Location : Electrical Room*

*Explanation : The Service Equipment Includes One 400 Ampere Main Disconnect Switch.*

## Switchgear / Switchboard

Molded Case Bkrs	100%			2044	**	5	\$200	
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## Raceway

Conduit	95%			2044	**	1		
Conduit	5%			2060	**	1		

## Panelboards

Fused Disc Sw	10%			2042	**	5		
Molded Case Bkrs	90%			2042	**	5	\$200	

## Wiring

Thermoplastic	95%			2044	**	1		
Thermoplastic	5%			2060	**	1		

## Motor Controllers

Locally Mounted	100%			2039	**	5	\$100	
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## Ground

## Grounding Devices

Generic	100%			LIFE	**	5	\$100	
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## Lighting

## Interior Lighting

LED	100%			2042	**			
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## Egress Lighting

Emergency, Battery	50%			2039	**	10	\$1,100	
Exit, Battery	50%			2039	**	10	\$300	

## Exterior Lighting

LED	20%			2042	**			
No Component	80%							

## Alarm

## Security System

Generic	100%			2039	**	1	\$3,500	
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*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Throughout The Building*

*Explanation : Cameras Security System And Intrusion Alarm System*

## Fire/Smoke Detection

Generic, Digital	100%			2039	**	1-3	\$6,000	
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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**  
**KIPS BAY BRANCH LIBRARY**  
**Asset # : 13345**

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2054	**	1		
	Conversion Equipment								
	Hot Water Boiler	100%	0-2	\$30,400	2047	**	1	\$4,200	
	Broken, Extent : Moderate, Area Affected : 100%								
	Location : Boiler Room. Fresh Air Louver								
	On Extended Life, Extent : Severe, Area Affected : 100%								
	Location : One Unit. Basement								
	Distribution								
	Hot Wtr Piping/Pump	100%			2042	**	4	\$500	
	Terminal Devices								
	Air Handler	100%			2034	\$179,500	1	\$5,800	
Air Conditioning									
	Energy Source								
	Electricity	100%			2050	**	1		
	Conversion Equipment								
	Int Pkg Unit - Heating/Cooling	65%			2035	\$101,000	2	\$400	
	R-22 Refrigerant, Extent : Light, Area Affected : 100%								
	Location : Basement								
	Exterior Pkg Unit - Cooling	30%			2034	\$31,400	2	\$200	
	Split Unit	5%			2039	**			
	Heat Rejection								
	Dry Cooler	65%	0-2	\$28,500	2044	**	2	\$3,400	
	Corroded, Extent : Severe, Area Affected : 100%								
	Location : Roof								
	No Component	35%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$5,200	
	Exhaust Fans								
	Interior	70%			2034	\$29,600	2	\$200	
	Roof	30%	Now	\$600	2034	\$5,600	2	\$100	
	Broken, Extent : Moderate, Area Affected : 100%								
	Location : Roof								
	Unit Inoperable, Extent : Moderate, Area Affected : 10%								
	Location : Roof, Serves Bathrooms. One Unit Is Removed								
Plumbing									
	H/C Water Piping								
	Galvanized Steel	100%			2047	**	1		
	Water Heater With Tanks								
	Gas Fired	100%			2032	\$17,300	2		
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Basement								
	Explanation : 42 Gallon Unit								

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

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Sump Pump(s)								
	Non-Submersible	100%			2034	\$1,900	4	\$200	
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE	* *			
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : 1st To 2nd Floor								
	Explanation : 1 Unit								
Fire Suppression									
	Sprinkler								
	No Component	85%							
	Generic	15%			2054	* *	1-2	\$400	

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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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 : 12-Aug-2025

**NEW YORK PUBLIC LIBRARY - FY 2026**

**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** : 21-Apr-2025 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Sub Basement, Roof, Floors 1,3,Mez,Ph  
**Block** : 1134 **Lot** : 25 **BIN** : 1028832

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	\$1,341,800	\$2,999,600
Interior Architecture	\$389,100	\$1,276,200
Electrical	\$103,100	\$2,213,600
Mechanical		\$5,063,500
<b>Total</b>	<b>\$1,834,000</b>	<b>\$11,552,900</b>
Importance Code A	\$1,341,800	\$2,999,600
Importance Code B	\$411,500	\$8,553,300
Importance Code C	\$80,700	
<b>Total</b>	<b>\$1,834,000</b>	<b>\$11,552,900</b>

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$64,600			
Interior Architecture	\$219,900		\$56,400	\$41,300
Electrical	\$7,700	\$12,300	\$12,900	\$15,600
Mechanical	\$72,400	\$20,400	\$29,100	\$20,000
Site Pavements	\$22,700			
Elevators/Escalators	\$29,800	\$29,800	\$29,800	\$29,800
<b>Total</b>	<b>\$417,100</b>	<b>\$62,400</b>	<b>\$128,100</b>	<b>\$106,700</b>
Importance Code A	\$64,600		\$2,000	
Importance Code B	\$261,000	\$62,400	\$126,200	\$106,700
Importance Code C	\$91,500			
<b>Total</b>	<b>\$417,100</b>	<b>\$62,400</b>	<b>\$128,100</b>	<b>\$106,700</b>



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

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

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

**NEW YORK PUBLIC LIBRARY - 035**  
**LIBRARY FOR THE PERFORMING ARTS LINCOLN CENTER**  
**Asset # : 1926**

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Travertine	55%	0-2	\$399,900	LIFE	* *			
		Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 10% Location : Throughout							
	Pre-Cast Concrete	10%			LIFE	* *	5	\$161,000	
		Recent Repair Evident, Extent : N/A, Area Affected : 10% Location : Penthouse							
	Window Wall	35%			2056	* *	5	\$325,200	
Windows									
	Aluminum	100%			2052	* *	5	\$3,900	
Parapets									
	Masonry: Travertine	40%	4+	\$35,200	LIFE	* *			
		Joint Mortar Miss/Erode, Extent : Light, Area Affected : 5% Location : Amsterdam Avenue Terrace							
	Metal Panel	20%			2056	* *	5	\$11,500	
		Other Observation, Extent : N/A, Area Affected : 100% Location : Copings Explanation : Location Noted							
	Metal Rail	40%			2049	* *	5-10	\$107,000	
Roof									
	Cast in Place Concrete	10%	Now	\$27,400	LIFE	* *			
		Water Penetration, Extent : Severe, Area Affected : 10% Location : Terrace Into Back Stacks Area							
	Modified Bitumen	80%	Now	\$429,200	2031	\$2,146,100			
		Blisters, Extent : Moderate, Area Affected : 20% Location : Throughout Recent Repair Evident, Extent : N/A, Area Affected : 20% Location : Partial Epoxy Coating On Main Roof Water Penetration, Extent : Severe, Area Affected : 10% Location : Throughout 3rd Floor Areas							
	Skylight, Metal/Glass	10%			2056	* *	10	\$80,600	
Soffits									
	Cast in Place Concrete	100%			LIFE	* *	5	\$734,300	

Interior

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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**NEW YORK PUBLIC LIBRARY - 035**  
**LIBRARY FOR THE PERFORMING ARTS LINCOLN CENTER**  
**Asset # : 1926**

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Floors									
	Carpet	35%	2-4	\$61,700	2035	\$1,234,800	3	\$103,200	
Worn/Erode, Extent : Moderate, Area Affected : 10%									
Location : Various Locations Throughout									
	Cast in Place Concrete	5%			LIFE	**	5	\$43,000	
	Ceramic Tile	5%			2045	**	5	\$9,800	
	Terrazzo	25%	0-2	\$233,100	LIFE	**	5	\$38,400	
Broken/Missing Elements, Extent : Moderate, Area Affected : 2%									
Location : Stairs To Penthouse									
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%									
Location : Main Lobby And Corridors									
	Vinyl Tile	17%			2041	**	3	\$12,500	
	Vinyl Tile 9" X 9"	8%	Now	\$25,500	2031	\$1,276,200	3	\$5,900	
Broken/Missing Elements, Extent : Light, Area Affected : 15%									
Location : Mezzanine Level And Third Floor Stacks									
	Wood	5%			2064	**	5	\$18,400	
Interior Walls									
	Cast in Place Concrete	10%	Now	\$80,700	LIFE	**			
Water Penetration, Extent : Severe, Area Affected : 20%									
Location : Basement And Sub-basement Foundation									
	Concrete Masonry Unit	10%			LIFE	**	5	\$8,400	
	Glass: Special Gauge	5%			LIFE	**	1		
	Gypsum Board	10%			LIFE	**	5-10	\$17,800	
	Travertine Panels	15%			LIFE	**	10	\$6,300	
	Plaster	45%			LIFE	**	5-10	\$40,000	
	Wood	5%			LIFE	**	5	\$41,800	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Auditorium And Reading Rooms									
Explanation : Location Noted									
Ceilings									
	AcousTileConcealSpLn	35%			2049	**	5	\$86,000	
	AcousTileSusp.Lay-In	10%	0-2	\$6,600	2049	**	5	\$9,800	
Staining/Discoloring, Extent : Moderate, Area Affected : 5%									
Location : Back Stacks Area									
Water Penetration, Extent : Moderate, Area Affected : 2%									
Location : Back Stacks Area									
	Exposed Struc: Concrete	15%			LIFE	**	5-10	\$36,900	
	Gypsum Board	5%	0-2	\$3,500	LIFE	**	5	\$12,300	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%									
Location : 3rd Floor In Jerrome Robbins Archive									
Water Penetration, Extent : Moderate, Area Affected : 5%									
Location : 3rd Floor In Jerrome Robbins Archive									
	Plaster	35%			LIFE	**	5-10	\$118,300	
Site Pavements									
Public Sidewalk									
	Cast in Place Concrete	100%			2049	**			

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**

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

## Site Pavements

## On-Site Walkways

Masonry: Marble

100%

LIFE

\* \*

5

\$45,400

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Staircase To Amsterdam Avenue**Explanation : Location Noted*

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

## Under 600 Volts

## Service Equipment

Fused Disc Sw

50%

2036

\$12,900

5

\$300

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Basement Electrical Room**Explanation : One 5,000 Ampere Main Disconnect Switch*

Fused Disc Sw

50%

2056

\* \*

5

\$300

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Electrical Room Basement**Explanation : One 4,000 Ampere Main Disconnect Switch*

## Transformers

Dry Type

100%

2049

\* \*

5

\$500

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Electrical Room Basement**Explanation : Two 300 And One 750 Kilovolt Ampere 480/277hv-208/120lv*

## Switchgear / Switchboard

Fused Disc Sw

100%

2036

\$110,000

5

\$600

## Raceway

Conduit

40%

2056

\* \*

1

Conduit

60%

2036

\$59,400

1

## Panelboards

Fused Disc Sw

20%

2035

\$14,200

5

\$600

Molded Case Bkrs

30%

2035

\$21,300

5

\$1,000

Molded Case Bkrs

50%

2052

\* \*

5

\$1,700

## Wiring

Thermoplastic

40%

2056

\* \*

1

Thermoplastic

60%

2036

\$59,100

1

## Motor Controllers

Locally Mounted

30%

2034

\$116,300

5

\$300

Locally Mounted

10%

2049

\* \*

5

\$100

Motor Control Center

10%

2034

\$27,700

5

\$400

Variable Frequency

50%

2049

\* \*

Drive

## Ground

## Grounding Devices

Generic

100%

LIFE

\* \*

5

\$3,900

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

**NEW YORK PUBLIC LIBRARY - 035**  
**LIBRARY FOR THE PERFORMING ARTS LINCOLN CENTER**  
**Asset # : 1926**

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting									
Interior Lighting	Fluorescent	30%			2036	\$446,400	10	\$36,100	
	T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
	Location : Throughout The Building								
	Fluorescent	40%			2036	\$595,200	10	\$48,200	
	Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
	Location : Lobby, 3rd. Reported On 2nd And 4th Floor								
	Incandescent	10%			2036	\$173,400	2	\$300	
	LED	20%			2041	* *			
	Egress Lighting								
	Emergency, Battery	40%			2041	* *	10	\$12,700	
	Exit/Emergency Light	10%			2041	* *			
	Combo								
	Exit, Service	10%			2031	\$4,500	1		
	Exit, Battery	40%			2036	\$61,600	10	\$3,500	
Exterior Lighting									
	HID	2%			2031	\$12,400	10		
	Incandescent	20%			2031	\$142,800	2		
	LED	3%			2041	* *			
	No Component	75%							
Alarm									
Security System	Generic	100%			2041	* *	1	\$49,100	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Interior And Exterior Spaces								
	Explanation : CCTV Surveillance System								
Fire/Smoke Detection									
	Generic, Digital	100%	Now	\$103,100	2031	\$343,800	1-3	\$73,600	
	Malfunctioning, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building									

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Utility Steam	100%			2056	* *	1		
	Conversion Equipment								
	Heat Exchanger, Shell & Tube	50%			2039	* *			
	Pres. Reducing Valve/LP Steam	50%			2039	* *	5	\$3,900	
	Distribution								
	Hot Wtr Piping/Pump	30%			2044	* *	4	\$2,900	
	Steam Piping/Pump	70%			2046	* *			

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

Estimates are rounded to the nearest hundred dollars.

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

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

**NEW YORK PUBLIC LIBRARY - 035**  
**LIBRARY FOR THE PERFORMING ARTS LINCOLN CENTER**  
**Asset # : 1926**

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Terminal Devices								
	Unit Heater - Steam	10%	Now	\$15,100	2046	**	4	\$1,200	
		Broken, Extent : Severe, Area Affected : 100%							
		Location : Library Entryway At Plaza Level							
	No Component	90%							
Controls									
	Digital	100%			2031	\$3,827,600			
Air Conditioning									
	Energy Source								
	District Chilled Water	100%			2056	**	1		
	Conversion Equipment								
	Split Unit	10%			2036	\$316,500			
	No Component	90%							
	Distribution								
	CW & CHW Wtr Pipe/Pump	100%			2046	**	4	\$6,500	
	Terminal Devices								
	Air Handler/Cool/Ht	100%			2036	\$258,600	1	\$81,200	
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$116,000	
	Exhaust Fans								
	Interior	100%			2036	\$591,100	2	\$4,000	
Plumbing									
	H/C Water Piping								
	Galvanized Steel	100%			2041	**	1		
	HW Heat Exchanger								
	HTHW/HW	100%			2046	**			
	Sanitary Piping								
	Cast Iron	100%			LIFE	**	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1		
	Sewage Ejector(s)								
	Electric	100%			2036	\$69,800	4	\$7,800	
	Backflow Preventer								
	Generic	100%			2041	**	1	\$8,000	
	Fixtures								
	Generic	100%							
	Booster Pump w/Tank								
	Generic	100%			2036	\$36,700	1	\$16,500	
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE	**			
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Basement To 3rd Floor							
		Explanation : 4 Units							

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

*Estimates are rounded to the nearest hundred dollars.*

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

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



**NEW YORK PUBLIC LIBRARY - 035**  
**LIBRARY FOR THE PERFORMING ARTS LINCOLN CENTER**  
**Asset # : 1926**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System</b>	<b>Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
Fire Suppression	Standpipe							
	Generic	100%		2056	* *	1-5	\$66,200	
	Sprinkler							
	No Component	40%						
	Generic	60%		2056	* *	1-2	\$22,100	

*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 : 12-Aug-2025

**NEW YORK PUBLIC LIBRARY - FY 2026**

**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** : 15-May-2024 **Landmark Status** : NONE  
**Areas Surveyed** : Floors 1  
**Block** : 1266 **Lot** : 64 **BIN** : 5109138

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	\$55,600	\$145,000
Electrical		\$69,400
Mechanical		\$196,200
<b>Total</b>	<b>\$55,600</b>	<b>\$410,600</b>
Importance Code A	\$55,600	\$145,000
Importance Code B		\$265,600
<b>Total</b>	<b>\$55,600</b>	<b>\$410,600</b>

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture		\$37,700		\$30,700
Interior Architecture	\$10,100		\$700	\$7,900
Electrical	\$900	\$1,100	\$900	\$1,000
Mechanical	\$600	\$2,700	\$1,300	\$2,700
<b>Total</b>	<b>\$11,600</b>	<b>\$41,400</b>	<b>\$2,900</b>	<b>\$42,400</b>
Importance Code A		\$38,300		\$31,300
Importance Code B	\$11,600	\$3,100	\$2,600	\$11,000
Importance Code C			\$300	
<b>Total</b>	<b>\$11,600</b>	<b>\$41,400</b>	<b>\$2,900</b>	<b>\$42,400</b>



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

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

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

**NEW YORK PUBLIC LIBRARY - 035**  
**MARINERS HARBOR BRANCH LIBRARY**  
**Asset # : 14744**

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Cast in Place Concrete	10%			LIFE	**	5	\$13,100	
	Metal/Glass Curt Wall	35%			LIFE	**	5	\$17,200	
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location : Throughout Front And Rear Facades								
	Explanation : Sun Control Surfacing								
	Metal Panel	55%			2055	**	5-10	\$98,800	
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location : Throughout								
	Explanation : Zinc Sheet Metal								
Windows									
	Metal Louvers	10%			2044	**	10		
	No Component	90%							
Roof									
	Metal Panel	75%			2048	**	10	\$37,700	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Roofs								
	Explanation : Roof Not Accessible								
	Skylight, Metal/Glass	5%			2055	**	10	\$4,600	
	Sloped Glazing	20%	Now	\$55,600	LIFE	**	5	\$73,100	
	Water Penetration, Extent : Moderate, Area Affected : 1%								
	Location : Central Spine								
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Throughout Out Central Spine								
	Explanation : Light Control Louvers								
Soffits									
	Metal Panel	100%			2055	**	5-10	\$13,900	
Interior									
Floors									
	Cast in Place Concrete	20%			LIFE	**	5	\$6,200	
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location : Throughout								
	Explanation : Polished Surface With Embedded Decorative Shells								
	Ceramic Tile	5%			2044	**	5	\$700	
	Sheet Vinyl/Rubber	75%			2040	**	5	\$15,900	
Interior Walls									
	Ceramic Tile	10%			2044	**	5	\$600	
	Glass: Single Pane	5%			LIFE	**	5	\$200	
	Gypsum Board	85%			LIFE	**	5	\$3,200	
Ceilings									
	Exposed Struc: Steel	10%	Now	\$6,100	LIFE	**			
	Water Penetration, Extent : Moderate, Area Affected : 5%								
	Location : Sloped Glazing Central Spine								
	Gypsum Board	90%	Now	\$4,000	LIFE	**	5	\$14,000	
	Water Penetration, Extent : Moderate, Area Affected : 2%								
	Location : Above Computer Adjacent Front Entry								

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

Estimates are rounded to the nearest hundred dollars.

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

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

**NEW YORK PUBLIC LIBRARY - 035**  
**MARINERS HARBOR BRANCH LIBRARY**  
**Asset # : 14744**

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

## Site Enclosure

## Fence/Gates

## Iron Picket

100%

2070

\* \*

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Throughout**Explanation : This Is Actually A Galvanized Steel Fence Panel System*

## Site Pavements

## Public Sidewalk

## Cast in Place Concrete

100%

2048

\* \*

## On-Site Walkways

## Cast in Place Concrete

50%

2048

\* \*

## Steel Grating

50%

2055

\* \*

1

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

## Under 600 Volts

## Service Equipment

## Fused Disc Sw

100%

2055

\* \*

5

*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room**Explanation : The 600 Ampere Main Switch Is In Satisfactory Condition.*

## Switchgear / Switchboard

## Molded Case Bkrs

100%

2055

\* \*

5

\$200

## Raceway

## Conduit

100%

2055

\* \*

1

## Panelboards

## Molded Case Bkrs

100%

2051

\* \*

5

\$200

## Wiring

## Thermoplastic

100%

2055

\* \*

1

## Ground

## Grounding Devices

## Generic

100%

LIFE

\* \*

5

\$100

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Water Meter Room No. 021**Explanation : Water Main Pipe Grounded*

## Lighting

## Interior Lighting

## Fluorescent

55%

2035

\$58,700

10

\$4,800

*T-5 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%**Location : Throughout*

## Fluorescent

10%

2035

\$10,700

10

\$900

*Other Observation, Extent : N/A, Area Affected : 5%**Location : Throughout Building**Explanation : Compact Fluorescent*

## LED

35%

2040

\* \*

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

*Maintenance \$ are aggregated over a ten-year period. Site specific 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		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	

## Lighting

## Egress Lighting

Exit, LED

100%

2063

\* \*

1

## Exterior Lighting

LED

100%

2040

\* \*

## Alarm

## Security System

Generic

50%

2040

\* \*

1

\$1,800

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Exterior And Interior**Explanation : CCTV System*

Generic

50%

2040

\* \*

1

\$1,800

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Throughout The Building**Explanation : Intrusion Alarm System*

## Fire/Smoke Detection

Generic, Digital

100%

2040

\* \*

1-3

\$5,800

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

## Heating

## Energy Source

Electricity

100%

2055

\* \*

1

## Conversion Equipment

Heat Pump Air Sourced

100%

2036

2

\$2,900

*Leak Evident, Extent : Severe, Area Affected : 50%**Location : Coil Of Unit No.1**R-410a Refrigerant, Extent : Light, Area Affected : 100%**Location : 2 Units, Outside Of The Building At Ground Level*

## Terminal Devices

Convactor/Radiator

10%

2048

\* \*

1

\$300

Fan Coil Unit/Heat

90%

2040

\* \*

1

\$2,700

## Controls

Electrical

100%

2033

\$53,100

## Air Conditioning

## Energy Source

Electricity

100%

2051

\* \*

1

## Conversion Equipment

Heat Pump Air Sourced

100%

2036

\$143,100

2

\$600

*Other Observation, Extent : N/A, Area Affected : 100%**Location : 2 Units, Outside Of The Building At Ground Floor Level**Explanation : Refrigerant R-410a*

## Terminal Devices

Fan Coil - 2 Pipe

100%

2040

\* \*

1

\$3,000

*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**  
**MARINERS HARBOR BRANCH LIBRARY**  
**Asset # : 14744**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System</b>	<b>Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
Air Conditioning								
Heat Rejection								
	Air Cooled Condenser Unit	100%		2040	* *	2	\$6,600	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Outside In The Rear Yard								
Explanation : Access Through Rear Door Of The Building								
Ventilation								
Distribution								
	Ductwork/Diffusers	100%		LIFE	* *	2-5	\$5,300	
Exhaust Fans								
	Interior	100%		2040	* *	2	\$300	
Plumbing								
H/C Water Piping								
	Brass/Copper	100%		2055	* *	1		
Water Heater With Tanks								
	Electric	100%		2033	\$24,000	4		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Utility Room								
Explanation : One 20 Gallon Unit								
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 : 12-Aug-2025

**NEW YORK PUBLIC LIBRARY - FY 2026**

**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-Apr-2025 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2  
**Block** : 2422 **Lot** : 1 **BIN** : 2001950

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Mechanical		\$289,300
<b>Total</b>		<b>\$289,300</b>
Importance Code B		\$289,300
<b>Total</b>		<b>\$289,300</b>

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$44,700	\$2,200		
Interior Architecture	\$77,100		\$900	
Electrical	\$1,100	\$1,100	\$1,100	\$900
Mechanical	\$4,500	\$1,600	\$2,000	\$1,800
Elevators/Escalators	\$7,200	\$7,200	\$7,200	\$7,200
<b>Total</b>	<b>\$134,500</b>	<b>\$12,000</b>	<b>\$11,200</b>	<b>\$10,000</b>
Importance Code A	\$45,200	\$2,700	\$500	\$500
Importance Code B	\$57,300	\$9,300	\$10,000	\$9,500
Importance Code C	\$32,100		\$700	
<b>Total</b>	<b>\$134,500</b>	<b>\$12,000</b>	<b>\$11,200</b>	<b>\$10,000</b>



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

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	93%			LIFE	**	5	\$49,000	
	Recent Repair Evident, Extent : N/A, Area Affected : 25%							
	Location : Throughout							
Masonry: Granite	3%			LIFE	**	5	\$1,200	
Masonry: Limestone	1%			LIFE	**	5	\$400	
Metal Panel	3%			2062	**	5-10	\$5,400	
Windows								
Aluminum	95%			2061	**	5	\$3,800	
Metal Louvers	5%			2045	**	10	\$1,300	
Parapets								
Cast Stone/Terra Cotta	5%			LIFE	**	5-10	\$4,400	
Masonry: Brick	80%			LIFE	**	5-10	\$16,900	
Metal Panel	5%			2062	**	5	\$600	
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Bulkhead Roof Parapet							
	Explanation : New Copping And Side Panels							
Metal Rail	10%			2053	**	5-10	\$5,600	
Roof								
Modified Bitumen	60%			2044	**	10	\$7,600	
Not Accessible	40%							
	Other Observation, Extent : N/A, Area Affected : 0%							
	Location : Main Roof							
	Explanation : Green Roof, Membrane Not Accessible							
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$6,500	
Terrazzo	40%			LIFE	**	5	\$9,300	
Vinyl Tile	10%			2041	**	3	\$600	
Wood	40%			2071	**	5	\$11,100	
Interior Walls								
Cast in Place Concrete	10%			LIFE	**	10	\$7,000	
Ceramic Tile	5%	Now	\$1,600	2039	**	5	\$700	
	Adhesion Failure, Extent : Severe, Area Affected : 1%							
	Location : Childrens Bathroom In Basement							
	Broken/Missing Elements, Extent : Light, Area Affected : 2%							
	Location : Childrens Bathroom In Basement							
	Staining/Discoloring, Extent : Severe, Area Affected : 2%							
	Location : Childrens Bathroom In Basement							
Ceramic Tile	5%			2049	**	5	\$1,400	
Gypsum Board	75%			LIFE	**	5-10	\$35,500	
Masonry: Fieldstone	5%			LIFE	**	10	\$600	
Ceilings								
Exposed Struc: Steel	10%			LIFE	**	10	\$3,000	
Gypsum Board	85%			LIFE	**	5-10	\$43,400	
Wood	5%			LIFE	**	5	\$13,000	

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**  
**MELROSE BRANCH LIBRARY**  
**Asset # : 13346**

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

## Site Enclosure

## Fence/Gates

Iron Picket

100%

2080

\* \*

## Free Standing Walls

Concrete Masonry Unit

55%

2056

\* \*

Masonry: Brick

45%

2056

\* \*

## Site Pavements

## Public Sidewalk

Cast in Place Concrete

100%

2053

\* \*

## On-Site Walkways

Cast in Place Concrete

100%

2053

\* \*

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

## Under 600 Volts

## Service Equipment

Fused Disc Sw

100%

2046

\* \*

5

*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%

2062

\* \*

5

## Raceway

Conduit

10%

2056

\* \*

1

Conduit

90%

2062

\* \*

1

## Panelboards

Molded Case Bkrs

100%

2058

\* \*

5

\$300

## Wiring

Thermoplastic

100%

2062

\* \*

1

## Ground

## Grounding Devices

Generic

100%

LIFE

\* \*

5

\$300

## Lighting

## Interior Lighting

LED

100%

2044

\* \*

## Egress Lighting

Emergency, Battery

50%

2044

\* \*

10

\$1,200

Exit, Battery

50%

2044

\* \*

10

\$300

## Exterior Lighting

Fluorescent

25%

2036

\$10,000

10

\$200

*Compact Fluorescent Light, Extent : Light, Area Affected : 100%**Location : Front And Rear Area Only*

No Component

75%

## 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.*

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

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

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

**Alarm**

Security System  
Generic

100%

2044

\* \*

1

\$3,700

*Recent Installation, Extent : N/A, Area Affected : 100%**Location : Throughout The Building*

Fire/Smoke Detection  
Generic, Digital

100%

2044

\* \*

1-3

\$6,100

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Throughout The Building**Explanation : Strobe Lights, Manual Pull, Alarm Bell, Smoke Detectors, Fire Alarm Panel,*

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

**Heating**

Energy Source  
Natural Gas

100%

2062

\* \*

1

*Recent Installation, Extent : N/A, Area Affected : 100%**Location : Throughout*

Conversion Equipment  
Hot Water Boiler

100%

2053

\* \*

1

\$4,900

*Recent Installation, Extent : N/A, Area Affected : 100%**Location : Sub-basement Boiler Room***Distribution**

Hot Wtr Piping/Pump

100%

2058

\* \*

4

\$500

**Terminal Devices**

Convactor/Radiator

85%

2053

\* \*

1

\$2,700

*Recent Installation, Extent : N/A, Area Affected : 100%**Location : Throughout*

Fan Coil Unit/Heat

10%

2044

\* \*

1

\$300

Unit Heater - Hot Water

5%

2044

\* \*

**Controls**

Digital

100%

2035

\$289,300

*Recent Installation, Extent : N/A, Area Affected : 100%**Location : Throughout***Air Conditioning**

Energy Source  
Electricity

100%

2058

\* \*

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**  
**MELROSE BRANCH LIBRARY**  
**Asset # : 13346**

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Conversion Equipment								
	Ext Pkg Unit - Heating/Cooling	90%			2044	* *	2	\$500	
		R-410a Refrigerant, Extent : Light, Area Affected : 100% Location : Roof Recent Installation, Extent : N/A, Area Affected : 100% Location : Roof							
	Split Unit	10%			2044	* *			
		R-410a Refrigerant, Extent : Light, Area Affected : 100% Location : Telecom Room, Elevator Machine Room Recent Installation, Extent : N/A, Area Affected : 100% Location : Telecom Room, Elevator Machine Room							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$8,800	
		Recent Installation, Extent : N/A, Area Affected : 100% Location : Throughout							
	Exhaust Fans								
	Roof	100%			2044	* *	2	\$300	
		Recent Installation, Extent : N/A, Area Affected : 100% Location : Roof							
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2062	* *	1		
		Recent Installation, Extent : N/A, Area Affected : 100% Location : Throughout							
	Water Heater With Tanks								
	Gas Fired	100%			2035	\$17,300	2		
		Recent Installation, Extent : N/A, Area Affected : 100% Location : Sub-basement Boiler Room Other Observation, Extent : N/A, Area Affected : 100% Location : Sub-basement Boiler Room Explanation : One Unit, 120mbh 60 Gallons							
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
		Recent Installation, Extent : N/A, Area Affected : 100% Location : Throughout							
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
		Recent Installation, Extent : N/A, Area Affected : 100% Location : Throughout							
	Backflow Preventer								
	Generic	100%			2044	* *	1	\$600	
	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**  
**MELROSE BRANCH LIBRARY**  
**Asset # : 13346**

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Vertical Transport									
Elevators									
	Geared Traction	100%			LIFE		* *		
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Basement To 2nd Floor									
Explanation : One Unit									
Fire Suppression									
Sprinkler									
	Generic	100%			2062		* *	1-2	\$2,800
Recent Installation, Extent : N/A, Area Affected : 100%									
Location : Throughout									
Fire Pump									
	Generic	100%			2049		* *	1	\$1,900
Recent Installation, Extent : N/A, Area Affected : 100%									
Location : Sub-basement Mechanical Room									

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

Print Date : 12-Aug-2025

**NEW YORK PUBLIC LIBRARY - FY 2026**

**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** : 19-Mar-2025 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Sub Basement, Roof, Floors 1,Mez,4,5,6,7,Ph  
**Block** : 869 **Lot** : 74 **BIN** : 1017602

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	\$79,600	\$125,200
Interior Architecture	\$722,600	\$464,100
Mechanical	\$39,600	\$5,478,500
<b>Total</b>	<b>\$841,800</b>	<b>\$6,067,700</b>
Importance Code A	\$79,600	\$125,200
Importance Code B	\$532,700	\$5,817,400
Importance Code C	\$229,500	\$125,200
<b>Total</b>	<b>\$841,800</b>	<b>\$6,067,700</b>

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$112,000	\$17,100		
Interior Architecture	\$195,400		\$17,400	
Electrical	\$32,100	\$28,700	\$29,000	\$26,000
Mechanical	\$76,000	\$87,100	\$64,600	\$79,200
Elevators/Escalators	\$39,600	\$39,600	\$39,600	\$39,600
<b>Total</b>	<b>\$455,200</b>	<b>\$172,400</b>	<b>\$150,700</b>	<b>\$144,900</b>
Importance Code A	\$112,400	\$17,100		
Importance Code B	\$318,600	\$155,400	\$143,700	\$144,800
Importance Code C	\$24,200		\$7,000	
<b>Total</b>	<b>\$455,200</b>	<b>\$172,400</b>	<b>\$150,700</b>	<b>\$144,900</b>



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

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

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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Cast in Place Concrete	11%	Now	\$79,600	LIFE	**	5	\$65,600	
		Water Penetration, Extent : Moderate, Area Affected : 10%							
		Location : Fire Pump Room By 39th Street							
	Concrete Masonry Unit	5%			LIFE	**	5	\$7,500	
	Copper/Terne	2%			2071	**	10	\$5,600	
	Masonry: Brick	22%			LIFE	**	5	\$52,500	
	Masonry: Limestone	40%			LIFE	**	5	\$71,500	
	Metal Panel	10%			2062	**	5-10	\$82,000	
	Granite Panels	5%			LIFE	**	5	\$8,900	
	Window Wall	5%			2062	**	5	\$22,400	
Windows									
	Aluminum	100%			2058	**	5	\$34,100	
Parapets									
	Metal/Glass Curt Wall	60%			2062	**	5	\$9,900	
	Metal Panel	40%			2062	**	5	\$6,600	
Roof									
	IRMA/Protected Membrane	10%			2041	**	10	\$4,700	
	Metal Panel	30%			2053	**	10	\$26,000	
	Modified Bitumen	9%			2041	**	10	\$4,200	
	Plaza Roof: Stone Panels	50%			2062	**			
	Skylight, Plastic	1%			2049	**	1		
Interior									
Floors									
	Carpet	5%			2035	\$214,700	3	\$17,900	
	Cast in Place Concrete	10%	Now	\$206,500	LIFE	**	5	\$52,300	
		Water Penetration, Extent : Moderate, Area Affected : 10%							
		Location : Basement Steam Room							
	Marble Panels	15%			LIFE	**	5	\$53,800	
	Panel/Paver: Bluestone	10%			LIFE	**	5	\$35,900	
	Terrazzo	25%			LIFE	**	5	\$93,500	
	Vinyl Tile	15%			2044	**	3	\$13,500	
	Wood	20%			2071	**	5	\$89,700	
Interior Walls									
	Ceramic Tile	5%			2049	**	5	\$13,900	
	Concrete Masonry Unit	10%			LIFE	**	5	\$22,300	
	Glass: Single Pane	2%			LIFE	**	5	\$8,300	
	Gypsum Board	75%			LIFE	**	5-10	\$354,700	
	Marble Panels	8%			LIFE	**	10	\$8,900	

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Ceilings									
	AcousTileSusp.Lay-In	57%			2053	* *	5	\$136,400	
	Exposed Struc: Steel	5%			LIFE	* *	10	\$23,900	
	Gypsum Board	5%			LIFE	* *	5-10	\$41,100	
	Metal Panel	17%			LIFE	* *	5	\$101,700	
	Plaster	8%	Now	\$29,500	LIFE	* *	5	\$12,000	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
	Location : 7th Floor Mechanical Room								
	Wood	8%			LIFE	* *	5	\$335,000	
Site Pavements									
	Public Sidewalk								
	Cast in Place Concrete	100%			2049	* *			

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Air Circuit Breaker	70%			2062	* *	5	\$600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Two 3,000 Ampere Service Disconnect Switches								
Fused Disc Sw	30%			2062	* *	5	\$200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Two 1,200 Ampere And One 600 Ampere Service Disconnects								
Transformers								
Dry Type	90%			2053	* *	5	\$500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Two 750 Kva Ampere Main Transformers								
Dry Type	10%			2053	* *	5	\$100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Penthouse And Pump Room								
Explanation : Various Capacities								
Switchgear / Switchboard								
Fused Disc Sw	100%			2062	* *	5	\$700	
Raceway								
Conduit	100%			2062	* *	1		
Panelboards								
Fused Disc Sw	10%			2058	* *	5	\$400	
Molded Case Bkrs	90%			2058	* *	5	\$3,800	
Wiring								
Thermoplastic	100%			2062	* *	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**  
**MID-MANHATTAN BRANCH LIBRARY**  
**Asset # : 4226**

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Motor Controllers								
	Locally Mounted	50%			2053	**	5	\$500	
	Variable Frequency Drive	50%			2053	**			
Ground									
	Grounding Devices								
	Generic	100%			LIFE	**	5	\$4,700	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Water Main Room 4								
	Explanation : Location Noted								
Stand-by Power									
	Transfer Switches								
	Automatic	100%			2053	**	1	\$49,200	
	Generators								
	Diesel	100%			2049	**	1	\$61,900	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Roof Enclosure								
	Explanation : One 750 Kva Capacity								
	Batteries								
	Lead/Acid	100%			2031	\$2,500	5	\$5,900	
	Fuel Storage								
	Main Tank	100%			2071	**	5		
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Basement Room 3								
	Explanation : 650 Gallon Capacity								
Lighting									
	Interior Lighting								
	LED	100%			2044	**			
	Egress Lighting								
	Emergency, Service	50%			2044	**	1		
	Exit, Service	25%			2044	**	1		
	Exit, Battery	25%			2044	**	10	\$2,700	
	Exterior Lighting								
	LED	25%			2044	**			
	No Component	75%							
Lightning Protection									
	Arresters/Cabling								
	Generic	100%			2071	**	5	\$500	
Alarm									
	Security System								
	Generic	100%			2044	**	1	\$59,700	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Throughout The Building								
	Explanation : CCTV And Intrusion Alarm Systems								
	Fire/Smoke Detection								
	Generic, Digital	100%			2044	**	1-3	\$98,500	

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

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



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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Utility Steam	100%			2062	**	1		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Throughout							
		Explanation : Steam Supplied From Con Edison							
Conversion Equipment									
	Heat Exchanger, Shell & Tube	99%			2045	**			
	Pres. Reducing Valve/LP Steam	1%			2045	**	5	\$100	
Distribution									
	Hot Wtr Piping/Pump	100%			2052	**	4	\$11,800	
Terminal Devices									
	Convactor/Radiator	30%			2049	**	1	\$15,500	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Building Perimeter							
		Explanation : Baseboard Heaters							
	Unit Heater - Hot Water	20%			2041	**			
	No Component	50%							
		Other Observation, Extent : N/A, Area Affected : 0%							
		Location : Throughout							
		Explanation : Reported Under Air Conditioning							
Controls									
	Digital	100%			2031	\$4,659,100			
Air Conditioning									
	Energy Source								
	Electricity	100%			2052	**	1		
Conversion Equipment									
	Centrifugal, Elec Chiller	100%			2045	**	1	\$173,000	
		R-410a Refrigerant, Extent : Light, Area Affected : 100%							
		Location : Basement - Chiller Room							
Distribution									
	CW & CHW Wtr Pipe/Pump	100%			2062	**	4	\$7,900	
Terminal Devices									
	Air Handler/Cool/Ht	95%			2041	**	1	\$93,900	
	Fan Coil - 2 Pipe	5%			2041	**	1	\$2,600	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Elevator Machine Rooms, Main Electrical Room, Telecom Rooms							
		Explanation : Location Noted							
Heat Rejection									
	Water Cooling Tower	100%			2034	\$819,400	2	\$160,900	
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$141,200	

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

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

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation									
	Exhaust Fans								
	Interior	95%			2041	**	2	\$4,700	
	Roof	5%			2041	**	2	\$200	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2062	**	1		
	HW Heat Exchanger								
	Steam Fired	100%			2056	**	4	\$23,700	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Basement - Steam Room								
	Explanation : Two Units								
	Sanitary Piping								
	Cast Iron	100%			LIFE	**	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1		
	Sump Pump(s)								
	Submersible	100%			2029	\$5,000	4	\$5,100	
	Sewage Ejector(s)								
	Electric	100%			2041	**	4	\$6,400	
	Backflow Preventer								
	Generic	100%			2041	**	1	\$9,800	
	Fixtures								
	Generic	100%							
	Booster Pump w/Tank								
	Generic	100%			2041	**	1	\$16,500	
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE	**			
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : 1 Passenger From Basement To Penthouse, 3 Passenger From Basement To 7th Floor, 1 Freight From Basement To 5th Floor								
	Explanation : 4 Passenger Elevators, 1 Freight Elevator.								
Fire Suppression									
	Standpipe								
	Generic	100%			2062	**	1-5	\$80,600	
	Sprinkler								
	Generic	100%			2062	**	1-2	\$44,800	
	Fire Pump								
	Generic	100%			2045	**	1	\$29,900	

*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 : 12-Aug-2025

**NEW YORK PUBLIC LIBRARY - FY 2026**

**Asset Name** : MORNINGSIDE HEIGHTS BRANCH LIBRARY  
**Address** : 2900 BROADWAY @ W.113 ST  
**Borough** : MANHATTAN **Agency's Number** : N/A  
**Program / Asset #** : NPL0016.000 / 13638 **Yr Built/Renovated** : 2001 /  
**Area Sq Ft** : 17,777 **Project Type** : NEW YORK PUBLIC LIBRARY  
**Date of Survey** : 12-Nov-2021 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Floors 1,2  
**Block** : 1885 **Lot** : 7501 **BIN** : 1057018

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Mechanical		\$655,500
<b>Total</b>		<b>\$655,500</b>
Importance Code B		\$655,500
<b>Total</b>		<b>\$655,500</b>

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Interior Architecture	\$13,100	\$12,000	\$1,300	
Electrical	\$1,700	\$16,100	\$2,200	\$1,700
Mechanical	\$3,100	\$5,200	\$5,700	\$2,900
Elevators/Escalators	\$7,200	\$7,200	\$7,200	\$7,200
<b>Total</b>	<b>\$25,100</b>	<b>\$40,500</b>	<b>\$16,500</b>	<b>\$11,800</b>
Importance Code A				
Importance Code B	\$25,100	\$40,500	\$16,500	\$11,800
Importance Code C				
<b>Total</b>	<b>\$25,100</b>	<b>\$40,500</b>	<b>\$16,500</b>	<b>\$11,800</b>



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

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

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

**NEW YORK PUBLIC LIBRARY - 035**  
**MORNINGSIDE HEIGHTS BRANCH LIBRARY**  
**Asset # : 13638**

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

## Interior

## Floors

Carpet	10%			2032	\$47,700	3		\$4,000	
Ceramic Tile	10%			2042	* *	5		\$2,700	
Panel/Paver: Bluestone	20%			LIFE	* *	5		\$4,000	
Sheet Vinyl/Rubber	60%			2038	* *	5		\$23,900	

## Interior Walls

Gypsum Board	100%			LIFE	* *	5		\$12,100	
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## Ceilings

AcousTileSusp.Lay-In	50%			2046	* *	5		\$13,300	
Gypsum Board	50%	4+	\$11,800	LIFE	* *	5		\$16,600	

*Water Penetration, Extent : Light, Area Affected : 2%*

*Location : 2nd Floor At Recessed Sprinkler Head, 2nd Floor Staff Room, Children Story*

*Time Area*

## Site Pavements

## Public Sidewalk

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

## Under 600 Volts

## Service Equipment

Fused Disc Sw	100%			2053	* *	5		\$100	
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*Other Observation, Extent : Light, Area Affected : 100%*

*Location : Electrical Room*

*Explanation : One 400 Ampere Main Disconnect Switch*

## Switchgear / Switchboard

Fused Disc Sw	100%			2053	* *	5		\$100	
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## Raceway

Conduit	100%			2053	* *	1			
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## Panelboards

Fused Disc Sw	5%			2049	* *	5			
Molded Case Bkrs	95%			2049	* *	5		\$400	

## Wiring

Thermoplastic	100%			2053	* *	1			
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## Motor Controllers

Locally Mounted	100%			2046	* *	5		\$100	
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## Ground

## Grounding Devices

Not Accessible	100%								
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## Lighting

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

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*\*\* 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**

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

**Lighting**

## Interior Lighting

## Fluorescent

5%

2038

\* \*

10

\$800

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

## Fluorescent

70%

2038

\* \*

10

\$11,400

*T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%**Location : Throughout The Building*

## LED

25%

2041

\* \*

## Egress Lighting

## Emergency, Battery

50%

2038

\* \*

10

\$2,100

## Exit, LED

50%

2061

\* \*

1

## Exterior Lighting

## HID

10%

2038

\* \*

10

## No Component

90%

**Alarm**

## Security System

## Generic

100%

2041

\* \*

1

\$6,600

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

## Fire/Smoke Detection

## Generic, Digital

100%

2038

\* \*

1-3

\$11,000

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

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

**Heating**

## Energy Source

## Plant Campus Steam / PRV

100%

2043

\* \*

1

*Other Observation, Extent : Light, Area Affected : 100%**Location : Throughout**Explanation : Steam Is Supplied By Columbia University*

## Distribution

## Central Plant Steam

100%

2053

\* \*

4

\$900

## Piping/Pmp

## Terminal Devices

## Air Handler

90%

2033

\$305,500

1

\$9,900

## Convactor/Radiator

10%

2038

\* \*

1

\$600

**Air Conditioning**

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

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

**NEW YORK PUBLIC LIBRARY - 035**  
**MORNINGSIDE HEIGHTS BRANCH LIBRARY**  
**Asset # : 13638**

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Distribution								
	CW & CHW Wtr Pipe/Pump	100%			2053	* *	4	\$900	
	Terminal Devices								
	Air Handler/Cool/Ht	100%			2033	\$350,000	1	\$11,000	
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$9,900	
	Exhaust Fans								
	Interior	100%			2038	* *	2	\$500	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2053	* *	1		
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE	* *			
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Basement To 2nd Floor								
	Explanation : One Unit								
Fire Suppression									
	Standpipe								
	Generic	100%			2053	* *	1-5	\$9,000	
	Sprinkler								
	Generic	100%			2053	* *	1-2	\$5,000	

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

Print Date : 12-Aug-2025

**NEW YORK PUBLIC LIBRARY - FY 2026**

**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** : 28-Apr-2025 **Landmark Status** : EXTERIOR LANDMARK  
**Areas Surveyed** : Basement, Roof, Floors 1,2  
**Block** : 2615 **Lot** : 23 **BIN** : 2004303

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture		\$107,700
Interior Architecture	\$56,300	
Electrical		\$115,900
Mechanical		\$669,000
<b>Total</b>	<b>\$56,300</b>	<b>\$892,600</b>
Importance Code A		\$107,700
Importance Code B		\$784,900
Importance Code C	\$56,300	
<b>Total</b>	<b>\$56,300</b>	<b>\$892,600</b>

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$80,900		\$3,100	
Interior Architecture	\$119,900		\$6,000	\$1,500
Electrical	\$4,700	\$1,400	\$1,900	\$1,400
Mechanical	\$11,100	\$2,100	\$8,900	\$1,700
Site Enclosure	\$19,100			
Site Pavements	\$28,100			
Elevators/Escalators	\$7,200	\$7,200	\$7,200	\$7,200
<b>Total</b>	<b>\$270,900</b>	<b>\$10,600</b>	<b>\$27,000</b>	<b>\$11,800</b>
Importance Code A	\$81,600	\$700	\$3,800	\$700
Importance Code B	\$159,800	\$9,900	\$23,200	\$11,100
Importance Code C	\$29,500			
<b>Total</b>	<b>\$270,900</b>	<b>\$10,600</b>	<b>\$27,000</b>	<b>\$11,800</b>



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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick	95%			LIFE	**	5	\$75,000	
	Masonry: Granite	2%			LIFE	**	5	\$1,200	
	Masonry: Limestone	3%	Now	\$7,800	LIFE	**	5	\$900	
Staining/Discoloring, Extent : Severe, Area Affected : 10%									
Location : Entrance, Cornice									
Vegetation Growth, Extent : Moderate, Area Affected : 5%									
Location : At Entrance									
Windows									
	Aluminum	70%			2044	**	5	\$4,300	
	Aluminum w/ Guards	30%			2044	**	5	\$1,800	
Parapets									
	Masonry: Brick	95%			LIFE	**	5-10	\$31,800	
	Masonry: Limestone	5%	0-2	\$2,500	LIFE	**	5	\$300	
Caulking Deteriorated, Extent : Moderate, Area Affected : 15%									
Location : Coping Stone									
Vegetation Growth, Extent : Moderate, Area Affected : 20%									
Location : Coping Stone									
Roof									
	Roll Roofing	100%	2-4	\$5,400	2032	\$107,700	5	\$12,500	
Blisters, Extent : Severe, Area Affected : 20%									
Location : 3rd Floor Main Roof									
Debris Present, Extent : Moderate, Area Affected : 5%									
Location : Various Locations									
Water Penetration, Extent : Moderate, Area Affected : 5%									
Location : 2nd Floor Lobby Area									
Interior									
Floors									
	Carpet	10%	Now	\$42,600	2038	**	3	\$3,300	
Worn/Erode, Extent : Moderate, Area Affected : 70%									
Location : Staff Area									
	Carpet	30%			2035	\$127,800	3	\$9,800	
	Cast in Place Concrete	20%			LIFE	**	5	\$19,000	
	Marble Panels	10%	Now	\$10,600	LIFE	**	5	\$1,600	
Broken/Missing Elements, Extent : Severe, Area Affected : 2%									
Location : Main Stair To Basement									
	Terrazzo	5%			LIFE	**	5	\$1,700	
	Vinyl Tile	15%	Now	\$30,000	2041	**	3	\$1,200	
Broken/Missing Elements, Extent : Severe, Area Affected : 25%									
Location : Basement									
	Wood	10%	2-4	\$7,200	2051	**	5	\$2,000	
Worn/Erode, Extent : Moderate, Area Affected : 25%									
Location : 1st And 2nd Floors									

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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**NEW YORK PUBLIC LIBRARY - 035**  
**MORRISANIA BRANCH LIBRARY**  
**Asset # : 13347**

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
	Interior Walls								
	Masonry: Brick	10%			LIFE	* *	10	\$1,400	
	Plaster	90%	Now	\$56,300	LIFE	* *	5	\$12,500	
	Broken/Missing Elements, Extent : Severe, Area Affected : 15%								
	Location : Basement								
	Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
	Location : Basement At Stairs								
	Water Penetration, Extent : Severe, Area Affected : 15%								
	Location : Basement								
	Ceilings								
	AcousTileSusp.Lay-In	25%			2049	* *	5	\$5,400	
	Plaster	75%			LIFE	* *	5-10	\$28,000	
Site Enclosure									
	Fence/Gates								
	Chain Link	50%			2056	* *			
	Iron Picket	50%			2071	* *			
	Retaining Walls								
	Masonry: Fieldstone	100%	4+	\$19,100	2056	* *			
	Vegetation Growth, Extent : Moderate, Area Affected : 10%								
	Location : East Side Of Building								
Site Pavements									
	Public Sidewalk								
	Cast in Place Concrete	100%			2049	* *			
	On-Site Walkways								
	Cast in Place Concrete	90%	Now	\$28,100	2049	* *			
	Cracking/Crumbling, Extent : Severe, Area Affected : 30%								
	Location : East Walkways And Front Walkways								
	Masonry: Granite	10%			LIFE	* *			

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Molded Case Bkrs	100%			2036	\$48,100	5	\$400	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Electrical Room Basement								
	Explanation : One 400 Ampere, Main Disconnect Switch And Switch Gear Attached In One Panel Board								
	Switchgear / Switchboard								
	Molded Case Bkrs	100%			2036	\$48,100	5	\$400	
	Raceway								
	Conduit	30%			2056	* *	1		
	Conduit	70%			2036	\$28,600	1		
	Panelboards								
	Molded Case Bkrs	100%			2044	* *	5	\$400	

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

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Wiring									
	Thermoplastic	70%			2036	\$25,900	1		
	Thermoplastic	30%			2056	* *	1		
Motor Controllers									
	Locally Mounted	100%			2034	\$53,000	5	\$100	
Ground									
Grounding Devices									
	Not Accessible	100%							
Lighting									
Interior Lighting									
	Fluorescent	10%			2031	\$18,000	10	\$1,300	
	T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
	Location : Basement Area								
	Fluorescent	15%			2031	\$27,000	10	\$2,000	
	T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
	Location : Throughout The Building								
	Fluorescent	10%			2036	\$18,000	10	\$1,300	
	Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
	Location : Offices								
	Incandescent	5%			2031	\$10,500	2		
	LED	60%			2041	* *			
Egress Lighting									
	Emergency, Battery	50%			2041	* *	10	\$1,800	
	Exit, Battery	50%			2041	* *	10	\$500	
Exterior Lighting									
	HID	25%			2036	\$18,800	10		
	No Component	75%							
Alarm									
Security System									
	Generic	50%			2036	\$15,100	1	\$2,700	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Building Interior								
	Explanation : Intrusion Alarm System								
	Generic	50%			2041	* *	1	\$2,700	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Building Interior								
	Explanation : CCTV Surveillance System								
Fire/Smoke Detection									
	Generic, Digital	100%			2041	* *	1-3	\$8,900	

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2056	* *	1		

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

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Conversion Equipment								
	Hot Water Boiler	100%			2041	**	1	\$7,200	
			Other Observation, Extent : N/A, Area Affected : 100%						
			Location : Boiler Room						
			Explanation : One Unit						
	Distribution								
	Hot Wtr Piping/Pump	100%			2052	**	4	\$1,100	
	Terminal Devices								
	Convactor/Radiator	100%			2041	**	1	\$4,700	
			Broken, Extent : Severe, Area Affected : 5%						
			Location : Stair						
	Controls								
	Digital	100%			2031	\$462,300			
Air Conditioning									
	Energy Source								
	Electricity	100%			2052	**	1		
	Conversion Equipment								
	Ext Pkg Unit - Heating/Cooling	90%			2041	**	2	\$800	
			R-410a Refrigerant, Extent : Light, Area Affected : 100%						
			Location : Roof						
	Window/Wall Unit	10%			2029	\$6,100	1		
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$12,800	
	Exhaust Fans								
	Roof	100%			2031	\$31,200	2	\$400	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2036	\$206,700	1		
	Water Heater With Tanks								
	Gas Fired	100%			2034	\$19,000	2		
			Other Observation, Extent : N/A, Area Affected : 100%						
			Location : Boiler Room						
			Explanation : One Unit, 40mbh 40 Gallons						
	Sanitary Piping								
	Cast Iron	100%	Now	\$4,100	LIFE	**	1		
			Leak Evident, Extent : Light, Area Affected : 5%						
			Location : Boiler Room						
	Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1		
	Sump Pump(s)								
	Submersible	100%			2027	\$500	4	\$500	
	Fixtures								
	Generic	100%							
Vertical Transport									

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Vertical Transport									
Elevators									
	Hydraulic	100%			LIFE		* *		
Other Observation, Extent : Light, Area Affected : 100%									
Location : Basement To 2nd Floor									
Explanation : 1 Unit									
Fire Suppression									
Sprinkler									
	Generic	100%			2046		* *	1-2	\$4,100

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Print Date : 12-Aug-2025

**NEW YORK PUBLIC LIBRARY - FY 2026**

**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** : 08-May-2025 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1  
**Block** : 3341 **Lot** : 76 **BIN** : 2018123

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture		\$132,300
Interior Architecture		\$107,900
Mechanical		\$385,100
<b>Total</b>		<b>\$625,200</b>
Importance Code A		\$132,300
Importance Code B		\$492,900
<b>Total</b>		<b>\$625,200</b>

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$50,700			
Interior Architecture	\$24,800		\$1,600	\$700
Electrical	\$1,200	\$1,000	\$1,200	\$1,000
Mechanical	\$9,000	\$2,500	\$3,900	\$2,500
Site Enclosure	\$4,500			
Site Pavements	\$5,900			
Elevators/Escalators	\$7,200	\$7,200	\$7,200	\$7,200
<b>Total</b>	<b>\$103,400</b>	<b>\$10,700</b>	<b>\$13,900</b>	<b>\$11,400</b>
Importance Code A	\$52,900	\$500	\$500	\$500
Importance Code B	\$31,800	\$10,100	\$13,400	\$10,900
Importance Code C	\$18,700			
<b>Total</b>	<b>\$103,400</b>	<b>\$10,700</b>	<b>\$13,900</b>	<b>\$11,400</b>



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**  
**MOSHOLU BRANCH LIBRARY**  
**Asset # : 13348**

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick	40%	Now	\$5,300	LIFE	**	5	\$3,200	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 1%							
		Location : Rear Yard Glass Door							
		Joint Mortar Miss/Erode, Extent : Severe, Area Affected : 10%							
		Location : Rear Of Building							
		Spalling, Extent : Severe, Area Affected : 5%							
		Location : Rear Of Building							
		Staining/Discoloring, Extent : Severe, Area Affected : 10%							
		Location : Chimney							
	Masonry: Fieldstone	25%			LIFE	**	5	\$3,000	
	Masonry: Granite	10%			LIFE	**	5	\$1,200	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Front Facade							
		Explanation : Painted Surfaces							
	Window Wall	25%	Now	\$12,300	2056	**	5	\$3,700	
		Other Observation, Extent : Severe, Area Affected : 25%							
		Location : Window Wall							
		Explanation : Awning Units Inoperable							
Windows									
	Aluminum	100%	Now	\$4,600	2044	**	5	\$2,400	
		Unit Inoperable, Extent : Moderate, Area Affected : 2%							
		Location : Basement Window							
Roof									
	Roll Roofing	100%	2-4	\$13,200	2035	\$132,300	5	\$16,700	
		Patching Evident, Extent : Moderate, Area Affected : 5%							
		Location : Main Roof							
		Ponding, Extent : Moderate, Area Affected : 10%							
		Location : Main Roof							
Soffits									
	Cast in Place Concrete	100%	4+	\$13,100	LIFE	**	5	\$10,900	
		Exposed Reinforcement, Extent : Moderate, Area Affected : 10%							
		Location : Overhang							
		Water Penetration, Extent : Severe, Area Affected : 70%							
		Location : Throughout							

Interior

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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**NEW YORK PUBLIC LIBRARY - 035**  
**MOSHOLU BRANCH LIBRARY**  
**Asset # : 13348**

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Interior									
Floors									
Cast in Place Concrete	1%			LIFE	**	5	\$700		
Cracking/Crumbling, Extent : Light, Area Affected : 5%									
Location : Basement Service Room									
Other Observation, Extent : N/A, Area Affected : 1%									
Location : Basement Service Room									
Explanation : Location Noted									
Ceramic Tile	3%			2045	**	5	\$500		
Mosaic Tile	2%			2049	**	5	\$800		
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Basement Toilet Room									
Explanation : Location Noted									
Terrazzo	4%			LIFE	**	5	\$1,000		
Vinyl Tile	25%	4+	\$5,400	2036	\$107,900	3	\$1,400		
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%									
Location : Staff Area									
Worn/Erode, Extent : Moderate, Area Affected : 15%									
Location : Auditorium									
Vinyl Tile	65%			2041	**	3	\$3,800		
Interior Walls									
Ceramic Tile	5%	0-2	\$1,100	2045	**	5	\$500		
Cracking/Crumbling, Extent : Moderate, Area Affected : 1%									
Location : Toilet Room									
Marble Panels	8%			LIFE	**	10	\$700		
Plaster	10%	0-2	\$5,000	LIFE	**	5	\$600		
Paint Peeling, Extent : Moderate, Area Affected : 1%									
Location : Toilet Room, Under Roof Hatch									
Plaster	75%			LIFE	**	5-10	\$13,000		
SGFT/Glazed Masonry	2%			LIFE	**	10	\$200		
Ceilings									
AcousTileSusp.Lay-In	80%			2041	**	5	\$7,900		
Gypsum Board	10%			LIFE	**	5-10	\$3,400		
Plaster	10%			LIFE	**	5-10	\$1,700		
Site Enclosure									
Fence/Gates									
Aluminum Rail	90%			2049	**	5-10			
Chain Link	10%			2046	**				
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Roof Equipment Enclosure									
Explanation : Location Noted									
Retaining Walls									
Cast in Place Concrete	100%	Now	\$4,500	2056	**				
Cracking/Crumbling, Extent : Severe, Area Affected : 5%									
Location : Rear Yard									

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**  
**MOSHOLU BRANCH LIBRARY**  
**Asset # : 13348**

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

## Site Pavements

## Public Sidewalk

Cast in Place Concrete 100% Now \$2,600 2049 \* \*

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

*Location : Throughout*

*Tripping Hazard, Extent : Severe, Area Affected : 3%*

*Location : Near The Library Entrance*

## On-Site Walkways

Cast in Place Concrete 70% 2041 \* \*

Slate 30% 0-2 \$3,300 LIFE \* \* 5 \$1,400

*Broken/Missing Elements, Extent : Moderate, Area Affected : 1%*

*Location : Near Entrance*

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

## Under 600 Volts

## Service Equipment

Fused Disc Sw 100% 2036 \$3,800 5

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

*Location : Electrical Room Basement*

*Explanation : One 400 Ampere Main Disconnect Switch*

## Switchgear / Switchboard

Molded Case Bkrs 100% 2056 \* \* 5 \$300

## Raceway

Conduit 10% 2036 \$3,700 1

Conduit 90% 2056 \* \* 1

## Panelboards

Molded Case Bkrs 5% 2044 \* \* 5

Molded Case Bkrs 95% 2052 \* \* 5 \$300

## Wiring

Braided Cloth 25% 2035 \$8,400 1

Thermoplastic 75% 2056 \* \* 1

## Motor Controllers

Locally Mounted 10% 2034 \$4,800 5

Locally Mounted 90% 2049 \* \* 5 \$100

## Ground

## Grounding Devices

Generic 100% LIFE \* \* 5 \$300

## Lighting

## Interior Lighting

LED 100% 2041 \* \*

## Egress Lighting

Emergency, Battery 50% 2041 \* \* 10 \$1,200

Exit, Battery 50% 2036 \$6,000 10 \$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**  
**MOSHOLU BRANCH LIBRARY**  
**Asset # : 13348**

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

**Lighting**

## Exterior Lighting

HID	5%			2036	\$2,400	10		
LED	20%			2044	* *			
No Component	75%							

**Alarm**

## Security System

Generic	100%			2041	* *	1	\$3,800	
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*Other Observation, Extent : N/A, Area Affected : 100%**Location : Reading Area And Entrance Lobby**Explanation : CCTV Surveillance Cameras, Intrusion Alarm And Motion Sensor*

## Fire/Smoke Detection

Generic, Digital	100%			2044	* *	1-3	\$6,300	
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*Other Observation, Extent : N/A, Area Affected : 100%**Location : Throughout The Building**Explanation : Manual Pull Stations, Alarm Bell, Smoke Detectors, Fire Alarm Panel*

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

**Heating**

## Energy Source

Natural Gas	100%			2056	* *	1		
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## Conversion Equipment

Hot Water Boiler	100%	Now	\$2,200	2041	* *	1	\$4,600	
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*Corroded, Extent : Light, Area Affected : 5%**Location : Boiler Room**Other Observation, Extent : N/A, Area Affected : 100%**Location : Boiler Room**Explanation : 1 Unit*

## Distribution

Hot Wtr Piping/Pump	100%			2035	\$22,800	4	\$800	
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## Terminal Devices

Convactor/Radiator	100%			2034	\$85,300	1	\$3,300	
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## Controls

Digital	100%			2034	\$299,700			
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**Air Conditioning**

## Energy Source

Electricity	100%			2052	* *	1		
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## Conversion Equipment

Ext Pkg Unit - Heating/Cooling	70%			2041	* *	2	\$400	
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*R-410a Refrigerant, Extent : Light, Area Affected : 100%**Location : Roof*

Split Unit	30%			2041	* *			
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*R-410a Refrigerant, Extent : Light, Area Affected : 100%**Location : Basement, Elevator Machine Room*

*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**  
**MOSHOLU BRANCH LIBRARY**  
**Asset # : 13348**

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Heat Rejection								
	Air Cooled Condenser Unit	30%			2041	* *	2	\$2,200	
	No Component	70%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$9,100	
	Exhaust Fans								
	Interior	20%			2031	\$9,300	2	\$100	
	Roof	80%			2041	* *	2	\$300	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2046	* *	1		
	Water Heater With Tanks								
	Gas Fired	100%			2034	\$17,300	2		
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Boiler Room								
	Explanation : 1 Unit, 40mbh 40 Gallons								
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Sump Pump(s)								
	Non-Submersible	100%			2031	\$2,100	4	\$300	
	Sewage Ejector(s)								
	Electric	100%	0-2	\$500	2031	\$5,500	4	\$400	
	Corroded, Extent : Light, Area Affected : 5%								
	Location : Basement Pump Room								
	Fixtures								
	Generic	100%							
	Booster Pump w/Tank								
	Generic	100%			2031	\$36,700	1	\$16,500	
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE	* *			
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Basement To 1st Floor								
	Explanation : 1 Unit								

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

Print Date : 12-Aug-2025

**NEW YORK PUBLIC LIBRARY - FY 2026**

**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** : 12-May-2025 **Landmark Status** : HISTORICAL LANDMARK DISTRICT  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3,4  
**Block** : 2315 **Lot** : 18 **BIN** : 2000744

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	\$147,300	
Electrical		\$53,000
Mechanical	\$57,900	\$555,500
<b>Total</b>	<b>\$205,300</b>	<b>\$608,500</b>
Importance Code A	\$147,300	
Importance Code B	\$57,900	\$608,500
<b>Total</b>	<b>\$205,300</b>	<b>\$608,500</b>

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$151,300		\$4,900	
Interior Architecture	\$124,800		\$5,100	
Electrical	\$1,900	\$1,500	\$1,800	\$1,600
Mechanical	\$11,800	\$1,700	\$2,900	\$1,700
Site Pavements	\$10,100			
Elevators/Escalators	\$7,200	\$7,200	\$7,200	\$7,200
<b>Total</b>	<b>\$307,100</b>	<b>\$10,400</b>	<b>\$21,900</b>	<b>\$10,400</b>
Importance Code A	\$152,100	\$800	\$5,600	\$800
Importance Code B	\$97,500	\$9,500	\$15,200	\$9,600
Importance Code C	\$57,400		\$1,000	
<b>Total</b>	<b>\$307,100</b>	<b>\$10,400</b>	<b>\$21,900</b>	<b>\$10,400</b>



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

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

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

**NEW YORK PUBLIC LIBRARY - 035**  
**MOTT HAVEN BRANCH LIBRARY**  
**Asset # : 13349**

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Cast Stone/Terra Cotta	10%			LIFE	**	5	\$61,000	
	Masonry: Brick	65%			LIFE	**	5	\$50,700	
	Masonry: Granite	4%			LIFE	**	5	\$2,300	
	Masonry: Limestone	10%	Now	\$25,600	LIFE	**	5	\$2,900	
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 75%									
Location : Over Entry, Window Sills, Belt Coursing									
Staining/Discoloring, Extent : Moderate, Area Affected : 25%									
Location : Window Sills And Spandrels									
	Metal Panel	1%			2056	**	5-10	\$2,700	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Roof Bulkhead									
Explanation : Metal Siding									
	Stucco Cement	10%			2049	**	5	\$9,800	
Windows									
	Wood	75%	Now	\$147,300	2058	**	5	\$19,000	
Broken/Missing Elements, Extent : Severe, Area Affected : 10%									
Location : Basement Windows									
Dry Rot/Decay, Extent : Severe, Area Affected : 5%									
Location : Throughout									
Hardware Missing, Extent : Moderate, Area Affected : 15%									
Location : Various Locations									
Misaligned/Bulging, Extent : Severe, Area Affected : 15%									
Location : 3rd Floor									
Thermally Inefficient, Extent : Severe, Area Affected : 100%									
Location : All Windows									
Caulking Deteriorated, Extent : Severe, Area Affected : 25%									
Location : Exterior Face									
Unit Inoperable, Extent : Severe, Area Affected : 25%									
Location : Various Locations									
Water Penetration, Extent : Severe, Area Affected : 15%									
Location : 2nd Floor Transoms									
Other Observation, Extent : Light, Area Affected : 25%									
Location : 1st Floor Windows									
Explanation : Protective Metal Grilles									
	Wood w/ Guards	25%	Now	\$47,700	2058	**	5	\$6,300	
Dry Rot/Decay, Extent : Severe, Area Affected : 5%									
Location : Throughout									
Hardware Missing, Extent : Moderate, Area Affected : 15%									
Location : Various Locations									
Thermally Inefficient, Extent : Severe, Area Affected : 100%									
Location : All Windows									
Caulking Deteriorated, Extent : Severe, Area Affected : 25%									
Location : Exterior Face									
Other Observation, Extent : N/A, Area Affected : 100%									
Location : 1st Floor									

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

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

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

**NEW YORK PUBLIC LIBRARY - 035**  
**MOTT HAVEN BRANCH LIBRARY**  
**Asset # : 13349**

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Windows								
Wood w/ Guards	25%	Now	\$47,700	2058	* *	5	\$6,300	
Explanation : Location Noted								
Parapets								
Cast Stone/Terra Cotta	25%			LIFE	* *	5-10	\$16,200	
Masonry: Brick	60%			LIFE	* *	5-10	\$9,300	
Other Observation, Extent : Light, Area Affected : 95%								
Location : Parapet Walls								
Explanation : Interior Portion Covered With Roofing Material								
Masonry: Limestone	5%			LIFE	* *	5-10	\$1,400	
Metal Panel	10%			2056	* *	5	\$900	
Roof								
Modified Bitumen	98%			2041	* *	10	\$11,900	
Skylight, Metal/Glass	2%			2056	* *	10	\$800	
Interior								
Floors								
Carpet	20%			2035	\$94,100	3	\$7,200	
Cast in Place Concrete	5%			LIFE	* *	5	\$5,200	
Mosaic Tile	5%			2041	* *	5	\$3,000	
Marble Panels	5%	Now	\$29,200	LIFE	* *	5	\$900	
Broken/Missing Elements, Extent : Moderate, Area Affected : 20%								
Location : Stairs								
Vinyl Tile	55%			2041	* *	3	\$4,900	
Wood	10%	0-2	\$15,900	2071	* *	5	\$2,200	
Worn/Erode, Extent : Moderate, Area Affected : 10%								
Location : Adjacent To Front Desk								
Interior Walls								
Ceramic Tile	5%			2039	* *	5	\$2,100	
Concrete Masonry Unit	5%			LIFE	* *	5	\$1,700	
Gypsum Board	15%			LIFE	* *	5-10	\$10,600	
Masonry: Brick	10%	Now	\$17,600	LIFE	* *			
Joint Mortar Miss/Erode, Extent : Severe, Area Affected : 20%								
Location : Basement								
Water Penetration, Extent : Severe, Area Affected : 10%								
Location : Perimeter Walls, Basement								
Plaster	5%	Now	\$1,100	LIFE	* *	5	\$600	
Cracking/Crumbling, Extent : Severe, Area Affected : 5%								
Location : Basement Stair, Due To Plumbing Leak								
Water Penetration, Extent : Severe, Area Affected : 5%								
Location : Basement Stair, Due To Plumbing Leak								
Plaster	55%			LIFE	* *	5-10	\$19,500	
Wood	5%			LIFE	* *	5	\$16,700	

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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**  
**MOTT HAVEN BRANCH LIBRARY**  
**Asset # : 13349**

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
	Ceilings								
	Exposed Struc: Concrete	5%			LIFE	* *	5-10	\$1,500	
	Glass: Susp Panels	5%			LIFE	* *	10	\$900	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Decorative Glass Over Main Stair On 3rd Floor Landing								
	Explanation : Location Noted								
	Gypsum Board	15%			LIFE	* *	5-10	\$12,400	
	Plaster	75%			LIFE	* *	5-10	\$30,900	
Site Enclosure									
	Fence/Gates								
	Chain Link	50%			2046	* *			
	Iron Picket	50%			2056	* *			
	Retaining Walls								
	Masonry: Brick	100%			2046	* *			
Site Pavements									
	Public Sidewalk								
	Cast in Place Concrete	100%			2041	* *			
	On-Site Walkways								
	Cast in Place Concrete	50%	Now	\$10,100	2049	* *			
	Cracking/Crumbling, Extent : Severe, Area Affected : 60%								
	Location : Side yard, Edge Of Ramp								
	Masonry: Brick	20%			2046	* *			
	Masonry: Granite	30%			LIFE	* *			

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Molded Case Bkrs	100%			2046	* *	5	\$400	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Electrical Meter Room - Basement								
	Explanation : Main Service Disconnect Switch Rated At 800 Amperes.								
	Switchgear / Switchboard								
	Molded Case Bkrs	100%			2046	* *	5	\$400	
	Raceway								
	Conduit	80%			2046	* *	1		
	Conduit	20%			2056	* *	1		
	Panelboards								
	Molded Case Bkrs	60%			2052	* *	5	\$300	
	Molded Case Bkrs	40%			2035	\$8,900	5	\$200	
	Wiring								
	Thermoplastic	100%			2046	* *	1		
	Motor Controllers								
	Locally Mounted	100%			2034	\$53,000	5	\$100	

## Ground

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**NEW YORK PUBLIC LIBRARY - 035**  
**MOTT HAVEN BRANCH LIBRARY**  
**Asset # : 13349**

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$500	
		Corroded, Extent : Light, Area Affected : 100%							
		Location : Boiler Room - Basement							
Lighting									
	Interior Lighting								
	Fluorescent	2%			2036	\$4,000	10	\$300	
		Compact Fluorescent Light, Extent : Light, Area Affected : 100%							
		Location : Basement							
	LED	98%			2044	* *			
	Egress Lighting								
	Emergency, Battery	50%			2036	\$14,900	10	\$1,900	
	Exit, Battery	50%			2036	\$10,300	10	\$500	
	Exterior Lighting								
	HID	25%			2036	\$20,700	10		
	No Component	75%							
Alarm									
	Security System								
	Generic	100%			2041	* *	1	\$6,000	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : CCTV Cameras, Intrusion Alarm And Motion Sensor							
	Fire/Smoke Detection								
	Generic, Digital	100%			2041	* *	1-3	\$9,900	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Smoke Detectors, Alarm Bells, Manual Pull Stations, Horns, Strobe Lights And Fire Alarm Panel							

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Electricity	5%			2046	* *	1		
	Natural Gas	95%			2046	* *	1		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Basement Electrical Room							
		Explanation : Oil Tank Is Abandoned In Place							

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**NEW YORK PUBLIC LIBRARY - 035**  
**MOTT HAVEN BRANCH LIBRARY**  
**Asset # : 13349**

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
Conversion Equipment	Hot Water Boiler	95%			2049	**	1	\$7,500	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Basement Boiler Room							
		Explanation : One Unit							
Radiant Heater		5%			2036	\$23,100	2	\$400	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Basement, Conference Room							
		Explanation : Electric Unit Heaters And Coils In Ductwork							
Distribution									
Hot Wtr Piping/Pump		100%	Now	\$800	2044	**	4	\$800	
		Corroded, Extent : Moderate, Area Affected : 5%							
		Location : Boiler Room							
Terminal Devices									
Convactor/Radiator		100%			2041	**	1	\$5,200	
Controls									
Digital		100%			2034	\$510,600			
Air Conditioning									
Energy Source									
Electricity		100%			2052	**	1		
Conversion Equipment									
Int Pkg Unit - Heating/Cooling		20%			2030	\$57,900	2	\$200	
		R-22 Refrigerant, Extent : Light, Area Affected : 100%							
		Location : Basement Mechanical Room							
Ext Pkg Unit - Heating/Cooling		60%			2041	**	2	\$600	
		R-410a Refrigerant, Extent : Light, Area Affected : 100%							
		Location : Main Roof							
Ext Pkg Unit - Heating/Cooling		15%			2031	\$44,800	2	\$100	
		R-22 Refrigerant, Extent : Light, Area Affected : 100%							
		Location : Lower Roof							
Split Unit		5%	Now	\$2,100	2036	\$21,100			
		Broken, Extent : Light, Area Affected : 100%							
		Location : Elevator Machine Room							
		R-410a Refrigerant, Extent : Light, Area Affected : 100%							
		Location : Elevator Machine Room							
Ventilation									
Distribution									
Ductwork/Diffusers		80%			LIFE	**	2-5	\$11,300	
Ductwork/Diffusers		20%	Now	\$3,100	LIFE	**	2-5	\$1,800	
		Insul. Deteriorating, Extent : Light, Area Affected : 5%							
		Location : Lower Roof							
Exhaust Fans									
Roof		100%			2036	\$34,500	2	\$500	

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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**

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2046	* *	1		
	Water Heater With Tanks								
	Gas Fired	100%			2034	\$19,000	2		
				Other Observation, Extent : N/A, Area Affected : 100%					
				Location : Boiler Room					
				Explanation : One Unit, 38mbh 40 Gallons					
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Backflow Preventer								
	Generic	100%			2041	* *	1	\$1,000	
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE	* *			
				Other Observation, Extent : N/A, Area Affected : 100%					
				Location : Basement To 3rd Floor					
				Explanation : 1 Unit					
Fire Suppression									
	Sprinkler								
	No Component	80%							
	Generic	20%			2056	* *	1-2	\$900	

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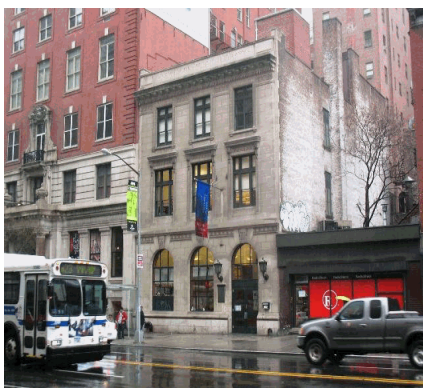
Print Date : 12-Aug-2025

**NEW YORK PUBLIC LIBRARY - FY 2026**

**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** : 12-Dec-2024 **Landmark Status** : EXTERIOR LANDMARK  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3,Ph  
**Block** : 773 **Lot** : 38 **BIN** : 1014150

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture		\$200,200
Mechanical		\$375,400
<b>Total</b>		<b>\$575,500</b>
Importance Code A		\$200,200
Importance Code B		\$375,400
<b>Total</b>		<b>\$575,500</b>

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$52,600		\$5,000	\$15,000
Electrical	\$500	\$500	\$700	\$500
Mechanical	\$5,700	\$1,500	\$2,200	\$1,200
Elevators/Escalators	\$7,200	\$7,200	\$7,200	\$7,200
<b>Total</b>	<b>\$66,100</b>	<b>\$9,300</b>	<b>\$15,100</b>	<b>\$23,900</b>
Importance Code A	\$52,900	\$300	\$5,300	\$15,300
Importance Code B	\$13,100	\$8,900	\$9,700	\$8,600
<b>Total</b>	<b>\$66,100</b>	<b>\$9,300</b>	<b>\$15,100</b>	<b>\$23,900</b>



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

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

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick	65%	0-2	\$12,500	LIFE	**	5	\$6,800	
Spalling, Extent : Light, Area Affected : 20%									
Location : Various Locations. East And North Facades									
	Masonry: Granite	5%			LIFE	**	5	\$800	
	Masonry: Limestone	25%	2-4	\$34,500	LIFE	**	5	\$2,000	
Staining/Discoloring, Extent : Moderate, Area Affected : 30%									
Location : Street Facade									
	Metal Panel	5%			2056	**	5-10	\$3,600	
Windows									
	Aluminum	15%			2052	**	5	\$600	
	Steel	60%			2035	\$200,200	5	\$30,000	
	Wood	25%			2044	**	5	\$10,000	
Parapets									
	Masonry: Brick	60%			LIFE	**	5-10	\$2,600	
	Masonry: Limestone	30%	4+	\$2,700	LIFE	**	5	\$200	
Staining/Discoloring, Extent : Moderate, Area Affected : 25%									
Location : Decorative Cornice Street South Facade									
	Metal: Cage/Fence	5%			2041	**	5-10	\$300	
	Slate	5%			LIFE	**	5	\$100	
Broken/Missing Elements, Extent : Moderate, Area Affected : 15%									
Location : Coping Stones. North Facade									
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 20%									
Location : Coping Stones. North Facade									
Roof									
	Metal Panel	10%			2041	**	10	\$1,500	
	Modified Bitumen	90%			2044	**	10	\$7,600	
Recent Installation, Extent : N/A, Area Affected : 50%									
Location : Roof At Mechanical Equipment									
Other Observation, Extent : N/A, Area Affected : 50%									
Location : Penthouse									
Explanation : Old Rooftop Apartment									
Interior									
Floors									
	Under Construction	100%							
Other Observation, Extent : N/A, Area Affected : 0%									
Location : All Interior Spaces									
Explanation : Interior Works In Progress									
Interior Walls									
	Under Construction	100%							
Ceilings									
	Under Construction	100%							
Site Pavements									

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

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

## Site Pavements

## Public Sidewalk

Cast in Place Concrete

100%

2056

\* \*

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Front Sidewalk**Explanation : Recently Completed Construction Including Vault Below*

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

## Under 600 Volts

## Service Equipment

Fused Disc Sw

100%

2046

\* \*

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%

2046

\* \*

5

\$100

## Raceway

Conduit

90%

2046

\* \*

1

Conduit

10%

2062

\* \*

1

## Panelboards

Fused Disc Sw

5%

2044

\* \*

5

Molded Case Bkrs

85%

2044

\* \*

5

\$300

Molded Case Bkrs

10%

2058

\* \*

5

## Wiring

Thermoplastic

90%

2046

\* \*

1

Thermoplastic

10%

2062

\* \*

1

## Motor Controllers

Locally Mounted

100%

2041

\* \*

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

LED

100%

2044

\* \*

## Egress Lighting

Emergency, Battery

50%

2036

\$12,800

10

\$1,700

Exit, LED

50%

2051

\* \*

1

## Exterior Lighting

HID

5%

2036

\$3,600

10

No Component

95%

## 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**  
**MUHLENBERG BRANCH LIBRARY**  
**Asset # : 13350**

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

## Alarm

Security System  
Generic

100%

2044

\* \*

1

\$5,100

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Reading Areas, Outside Perimeter**Explanation : CCTV Surveillance Cameras*

Fire/Smoke Detection

Under Construction

100%

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

## Heating

Energy Source  
Natural Gas

100%

2062

\* \*

1

*Recent Installation, Extent : N/A, Area Affected : 100%**Location : Throughout*

Conversion Equipment

Hot Water Boiler

50%

2053

\* \*

1

\$3,400

*Recent Installation, Extent : N/A, Area Affected : 100%**Location : Basement**Other Observation, Extent : Light, Area Affected : 100%**Location : Basement. Boiler Room**Explanation : One Unit*

No Component

50%

*Other Observation, Extent : N/A, Area Affected : 0%**Location : Roof**Explanation : Reported Under Air Conditioning*

Distribution

Hot Wtr Piping/Pump

100%

2044

\* \*

4

\$1,000

Terminal Devices

Air Handler

30%

2044

\* \*

1

\$2,600

*Recent Installation, Extent : N/A, Area Affected : 100%**Location : Throughout*

Convactor/Radiator

70%

2034

\$43,600

1

\$3,100

*On Extended Life, Extent : Light, Area Affected : 100%**Location : Throughout*

Controls

Digital

100%

2035

\$218,800

*Recent Installation, Extent : N/A, Area Affected : 100%**Location : Throughout*

## Air Conditioning

Energy Source  
Electricity

100%

2058

\* \*

1

*Recent Installation, Extent : N/A, Area Affected : 100%**Location : Throughout*

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	50%			2044	**	2	\$400	
		R-410a Refrigerant, Extent : Light, Area Affected : 100%						
		Location : Roof						
		Recent Installation, Extent : N/A, Area Affected : 100%						
		Location : Roof						
Split Unit	50%			2044	**			
		R-410a Refrigerant, Extent : Light, Area Affected : 100%						
		Location : Elevator Machine Room, Basement, 1st Floor						
		Recent Installation, Extent : N/A, Area Affected : 100%						
		Location : Throughout						
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$12,100	
Exhaust Fans								
Interior	50%			2031	\$33,800	2	\$200	
Roof	50%			2031	\$14,800	2	\$200	
Plumbing								
H/C Water Piping								
Brass/Copper	80%			2036	\$156,600	1		
Brass/Copper	20%			2062	**	1		
		Recent Installation, Extent : N/A, Area Affected : 100%						
		Location : Throughout						
Water Heater With Tanks								
Gas Fired	100%			2031	\$19,000	2		
		Other Observation, Extent : N/A, Area Affected : 100%						
		Location : Basement. Boiler Room						
		Explanation : One Unit, 65mbh 48 Gallons						
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Submersible	100%			2031	\$500	4	\$400	
		Recent Installation, Extent : N/A, Area Affected : 100%						
		Location : Throughout						
Backflow Preventer								
Generic	100%			2044	**	1	\$800	
		Other Observation, Extent : N/A, Area Affected : 100%						
		Location : Throughout						
		Explanation : Recent Installation						
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**  
**MUHLENBERG BRANCH LIBRARY**  
**Asset # : 13350**

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Vertical Transport									
Elevators									
	Hydraulic	100%			LIFE		* *		
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Basement To 3rd Floor									
Explanation : One Unit									
Fire Suppression									
Sprinkler									
	No Component	75%							
	Generic	25%			2062		* *	1-2	\$1,000
Recent Installation, Extent : N/A, Area Affected : 100%									
Location : Stairs, Basement Corridor, Portion Of 1st Floor									

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.  
Maintenance \$ are aggregated over a 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 : 12-Aug-2025

**NEW YORK PUBLIC LIBRARY - FY 2026**

**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** : 27-Dec-2023 **Landmark Status** : NONE  
**Areas Surveyed** : Roof, Floors 1  
**Block** : 3643 **Lot** : 5 **BIN** : 5052750

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Mechanical	\$204,600	
<b>Total</b>	<b>\$204,600</b>	
Importance Code B	\$204,600	
<b>Total</b>	<b>\$204,600</b>	

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture				\$40,300
Interior Architecture		\$19,000	\$900	
Electrical	\$1,100	\$1,300	\$1,100	\$3,100
Mechanical	\$100	\$200	\$1,000	\$200
<b>Total</b>	<b>\$1,200</b>	<b>\$20,600</b>	<b>\$3,000</b>	<b>\$43,600</b>
Importance Code A	\$100		\$100	\$40,300
Importance Code B	\$1,100	\$20,600	\$2,900	\$3,300
Importance Code C				
<b>Total</b>	<b>\$1,200</b>	<b>\$20,600</b>	<b>\$3,000</b>	<b>\$43,600</b>



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

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

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



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

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick Cavity	45%			LIFE	**	5	\$7,200	
	Metal/Glass Curt Wall	20%			LIFE	**	5	\$6,000	
	Metal Panel	15%			2055	**	5-10	\$16,600	
	Slate Panels	15%			LIFE	**	5	\$1,800	
	Window Wall	5%			2055	**	5	\$3,000	
Windows									
	Aluminum	100%			2051	**	5	\$1,100	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Skylights On Roof								
	Explanation : These Are Clerestory Windows								
Parapets									
	Masonry: Brick	35%			LIFE	**	5	\$700	
	Metal Panel	15%			2055	**	5	\$1,100	
	No Component	50%							
Roof									
	Modified Bitumen	100%			2040	**	10	\$33,700	
Soffits									
	Gypsum Board: Exterior Grade	100%			LIFE	**			
Interior									
Floors									
	Cast in Place Concrete	10%			LIFE	**	5	\$3,800	
	Paint Peeling, Extent : Light, Area Affected : 25%								
	Location : Throughout Mechanical Rooms								
	Ceramic Tile	10%			2044	**	5	\$1,800	
	Slate	10%			LIFE	**	5	\$1,900	
	Wood	70%			2063	**	5	\$23,100	
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%			2048	**	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%			2040	**			

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

Under 600 Volts

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2055	* *	5	\$100	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : One 1,200 Ampere Main Disconnect Switch							
	Switchgear / Switchboard								
	Fused Disc Sw	100%			2055	* *	5	\$100	
	Raceway								
	Conduit	100%			2055	* *	1		
	Panelboards								
	Molded Case Bkrs	100%			2051	* *	5	\$300	
	Wiring								
	Thermoplastic	100%			2055	* *	1		
	Motor Controllers								
	Locally Mounted	100%			2040	* *	5	\$100	
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$200	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Community Room At Utility Closet Pit							
		Explanation : Connected To The Water Main Pipe							
Lighting									
	Interior Lighting								
	LED	100%			2043	* *			
	Egress Lighting								
	Emergency, Battery	50%			2040	* *	10	\$1,400	
	Exit, Battery	50%			2040	* *	10	\$400	
	Exterior Lighting								
	LED	20%			2043	* *			
	No Component	80%							
Alarm									
	Security System								
	Generic	50%			2040	* *	1	\$2,200	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Building Perimeter And Interior							
		Explanation : CCTV Surveillance System							
	Generic	50%			2040	* *	1	\$2,200	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Intrusion Alarm System							
	Fire/Smoke Detection								
	Generic, Digital	100%			2043	* *	1-3	\$7,400	

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

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Electricity	5%			2055	**	1		
	Natural Gas	95%			2055	**	1		
	Conversion Equipment								
	Radiant Heater	5%			2035	\$15,800	2	\$300	
	No Component	95%							
	Other Observation, Extent : Light, Area Affected : 0%								
	Location :								
	Explanation : See Air Conditioning Section								
	Terminal Devices								
	Convactor/Radiator	5%			2040	**	1	\$200	
	No Component	95%							
Air Conditioning									
	Energy Source								
	Electricity	100%			2051	**	1		
	Conversion Equipment								
	Ext Pkg Unit - Heating/Cooling	100%			2030	\$204,600	2	\$700	
	R-22 Refrigerant, Extent : Light, Area Affected : 100%								
	Location : Roof								
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Roof								
	Explanation : 4 Rooftop Units Each With Direct Expansion Coils And A Gasoline Fired Furnace								
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$6,700	
	Exhaust Fans								
	Roof	100%			2040	**	2	\$400	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2055	**	1		
	Water Heater With Tanks								
	Gas Fired	100%			2033	\$17,300	2		
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : First Floor								
	Explanation : 40 Gallons								
	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 : 12-Aug-2025

**NEW YORK PUBLIC LIBRARY - FY 2026**

**Asset Name** : NYPL SERVICES CENTER  
**Address** : 31-11 THOMSON AVENUE  
**Borough** : QUEENS **Agency's Number** : LEASE 2038  
**Program / Asset #** : NPL0S08.000 / 14502 **Yr Built/Renovated** : 1970 / 2010  
**Area Sq Ft** : 148,207 **Project Type** : NEW YORK PUBLIC LIBRARY  
**Date of Survey** : 23-Apr-2025 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3,Ph  
**Block** : 275 **Lot** : 7501 **BIN** : 4003522

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	\$484,200	\$60,000
Interior Architecture	\$417,000	\$396,100
Mechanical	\$4,318,900	\$4,132,000
<b>Total</b>	<b>\$5,220,000</b>	<b>\$4,588,100</b>
Importance Code A	\$484,200	\$60,000
Importance Code B	\$4,631,900	\$4,477,800
Importance Code C	\$104,000	\$50,300
<b>Total</b>	<b>\$5,220,000</b>	<b>\$4,588,100</b>

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$64,800		\$5,900	
Interior Architecture	\$23,800		\$73,500	\$700
Electrical	\$31,000	\$24,100	\$26,900	\$26,600
Mechanical	\$104,200	\$26,900	\$38,300	\$20,000
Site Enclosure	\$3,000			
Site Pavements	\$2,300			
Elevators/Escalators	\$28,800	\$28,800	\$28,800	\$28,800
<b>Total</b>	<b>\$257,900</b>	<b>\$79,800</b>	<b>\$173,400</b>	<b>\$76,100</b>
Importance Code A	\$72,100	\$7,300	\$13,200	\$7,300
Importance Code B	\$158,400	\$72,500	\$160,200	\$68,100
Importance Code C	\$27,400			\$700
<b>Total</b>	<b>\$257,900</b>	<b>\$79,800</b>	<b>\$173,400</b>	<b>\$76,100</b>



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

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Cast in Place Concrete	12%	Now	\$10,900	LIFE	* *	5	\$45,000	
	Vegetation Growth, Extent : Moderate, Area Affected : 10% Location : Near Parking Area								
	Masonry: Brick Cavity	80%	2-4	\$265,300	LIFE	* *	5	\$60,000	
	Efflorescence, Extent : Light, Area Affected : 5% Location : Mechanical Penthouse								
	Masonry: Marble	1%			LIFE	* *	5	\$1,100	
	Metal Sect. OHD	5%			2049	* *	5	\$11,700	
	Pre-Cast Concrete	2%			LIFE	* *	5	\$9,800	
Windows									
	Aluminum	100%			2052	* *	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%			2056	* *	5	\$1,600	
	Metal Rail	2%			2041	* *	5-10	\$2,900	
	Pre-Cast Concrete	10%			LIFE	* *	5	\$10,100	
Roof									
	Cast in Place Concrete	97%	Now	\$218,800	LIFE	* *			
	Cracking/Crumbling, Extent : Light, Area Affected : 8% Location : Throughout Roof Parking Recent Repair Evident, Extent : N/A, Area Affected : 2% Location : Roof Caulking Deteriorated, Extent : Moderate, Area Affected : 15% Location : Throughout Roof Parking								
	Roll Roofing	3%	0-2	\$1,000	2032	\$19,700	5	\$2,500	
	Drains Inad/Misposn, Extent : Moderate, Area Affected : 5% Location : Front Entry Canopy Ponding, Extent : Moderate, Area Affected : 5% Location : Front Entry Canopy								
Soffits									
	Cement - Fiber Panel	100%			2041	* *	10	\$5,300	

Interior

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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Floors									
	Carpet	20%			2035	\$796,200	3	\$66,500	
	Cast in Place Concrete	22%			LIFE	**	5	\$213,500	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Throughout							
		Explanation : Epoxy Coating							
	Mosaic Tile	2%			2049	**	5	\$11,100	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Toilet Rooms							
		Explanation : Location Noted							
	Sheet Vinyl/Rubber	51%			2041	**	5	\$169,700	
	Vinyl Tile	5%			2041	**	3	\$4,200	
Interior Walls									
	Ceramic Tile	1%			2045	**	5	\$1,400	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Toilet Rooms							
		Explanation : Location Noted							
	Concrete Masonry Unit	39%	4+	\$104,000	LIFE	**	5	\$21,800	
		Diagonal Cracks, Extent : Light, Area Affected : 5%							
		Location : Basement Electrical Room							
	Gypsum Board	60%	4+	\$23,800	LIFE	**	5	\$50,300	
		Cracking/Crumbling, Extent : Light, Area Affected : 1%							
		Location : Door And Wall Penetrations At Water Meter Room							
Ceilings									
	AcousTileSusp.Lay-In	40%			2049	**	5	\$88,700	
	Exposed Struc: Concrete	35%			LIFE	**	5-10	\$97,000	
		Recent Repair Evident, Extent : N/A, Area Affected : 5%							
		Location : At Trench Drain From Ramp Above							
	Gypsum Board	25%			LIFE	**	5-10	\$190,600	
Site Enclosure									
Fence/Gates									
	Iron Picket	100%	4+	\$1,300	2071	**			
		Corrosion/Rusting, Extent : Light, Area Affected : 5%							
		Location : Bicycle Parking							
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Bicycle Parking							
		Explanation : Fence On Top Of Brick Retaining Wall							
Retaining Walls									
	Masonry: Brick	100%	0-2	\$1,800	2046	**			
		Cracking/Crumbling, Extent : Light, Area Affected : 5%							
		Location : Bicycle Parking By Front Entry							
Site Pavements									
Public Sidewalk									
	Cast in Place Concrete	100%			2049	**			

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

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

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

Site Pavements

On-Site Walkways

Cast in Place Concrete 100% 2-4 \$2,300 2041 \* \*

*Cracking/Crumbling, Extent : Light, Area Affected : 5%*

*Location : Bicycle Parking*

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

Under 600 Volts

Service Equipment

Fused Disc Sw 100% 2056 \* \* 5 \$600

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

*Location : Basement Electrical Room*

*Explanation : Main Service Disconnect Switch Rated At 4,000 Amperes.*

Switchgear / Switchboard

Fused Disc Sw 100% 2056 \* \* 5 \$600

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

*Location : Basement Electrical Room*

*Explanation : Six Vertical Sections*

Raceway

Conduit 100% 2056 \* \* 1

Panelboards

Molded Case Bkrs 100% 2052 \* \* 5 \$3,900

Wiring

Thermoplastic 100% 2056 \* \* 1

Motor Controllers

Locally Mounted 5% 2049 \* \* 5 \$100

Variable Frequency 95% 2049 \* \*

Drive

Ground

Grounding Devices

Generic 100% LIFE \* \* 5 \$4,400

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

*Location : Basement Reduced Pressure Zone Room*

*Explanation : Location Noted*

Stand-by Power

Transfer Switches

Automatic 100% 2049 \* \* 1 \$45,600

Generators

Diesel 100% 2045 \* \* 1 \$57,400

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

*Location : Roof*

*Explanation : Emergency Generator Rated At 300 Kilowatts*

Batteries

Lead/Acid 100% 2030 \$2,500 5 \$5,500

*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**  
**NYPL SERVICES CENTER**  
**Asset # : 14502**

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power									
	Fuel Storage								
	Day Tank	20%			2052	* *	5		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Roof							
		Explanation : 275 Gallons Rated Capacity							
	Main Tank	80%			2064	* *	5		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Basement Oil Tank Room							
		Explanation : 1200 Gallons Rated Capacity							
Lighting									
	Interior Lighting								
	Fluorescent	9%			2041	* *	10	\$12,200	
		T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
	Fluorescent	1%			2041	* *	10	\$1,400	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Compact Fluorescent Lights							
	LED	90%			2044	* *			
	Egress Lighting								
	Emergency, Service	50%			2041	* *	1		
	Exit, Service	50%			2041	* *	1		
	Exterior Lighting								
	LED	25%			2041	* *			
	No Component	75%							
Alarm									
	Security System								
	Generic	50%			2041	* *	1	\$27,700	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : CCTV Surveillance Cameras							
	Generic	50%			2041	* *	1	\$27,700	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Intrusion Alarm System							
	Fire/Smoke Detection								
	Generic, Digital	100%			2041	* *	1-3	\$91,300	

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%			2056	* *	1		

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Conversion Equipment								
	Hot Water Boiler	100%			2041	* *	1	\$73,300	
				Other Observation, Extent : N/A, Area Affected : 100%					
				Location : Penthouse Boiler Room					
				Explanation : Three Units					
	Distribution								
	Hot Wtr Piping/Pump	100%			2052	* *	4	\$11,000	
Terminal Devices									
	Convactor/Radiator	30%			2041	* *	1	\$14,400	
	Fan Coil Unit/Heat	20%	Now	\$14,900	2036	\$745,700	1	\$8,600	
				Leak Evident, Extent : Moderate, Area Affected : 5%					
				Location : Room 204					
	Unit Heater - Steam	5%			2036	\$42,700	4	\$1,000	
	No Component	45%							
				Other Observation, Extent : N/A, Area Affected : 0%					
				Location :					
				Explanation : Reported Under Air Conditioning					
	Controls								
	Digital	100%			2029	\$4,318,900			
Air Conditioning									
	Energy Source								
	Electricity	100%			2052	* *	1		
	Conversion Equipment								
	Ext Pkg Unit - Heating/Cooling	45%			2036	\$1,136,900	2	\$4,100	
				Other Observation, Extent : N/A, Area Affected : 100%					
				Location : Roof					
				Explanation : Two Outside Air Units With Gas Furnaces. R-407c Refrigerant					
	Split Unit	10%			2036	\$357,100			
				R-410a Refrigerant, Extent : Light, Area Affected : 100%					
				Location : Telecom Rooms, Elevator Machine Room					
	Water Cooled interior Pkg Unit	45%			2034	\$1,215,100	2		
				R-410a Refrigerant, Extent : Light, Area Affected : 100%					
				Location : Mechanical Rooms					
	Heat Rejection								
	Air Cooled Condenser Unit	10%			2036	\$43,500	2	\$10,300	
	Water Cooling Tower	45%	Now	\$6,800	2037	* *	2	\$53,700	
				Corroded, Extent : Light, Area Affected : 5%					
				Location : Roof					
	No Component	45%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$130,900	

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation									
	Exhaust Fans								
	Interior	50%			2036	\$333,500	2	\$2,300	
	Roof	50%			2036	\$145,900	2	\$2,300	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2056	* *	1		
	Water Heater With Tanks								
	Gas Fired	100%	Now	\$15,600	2031	\$52,000	2		
	Broken, Extent : Severe, Area Affected : 67%								
	Location : 3rd Floor Mechanical Room								
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : 3rd Floor Mechanical Room								
	Explanation : Modular Unit, Bank Of 3. 199mbh 60 Gallons Each								
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Sump Pump(s)								
	Submersible	100%			2027	\$4,600	4	\$4,700	
	Sewage Ejector(s)								
	Electric	100%			2036	\$78,700	4	\$8,800	
	Backflow Preventer								
	Generic	100%			2036	\$67,200	1	\$9,100	
	Fixtures								
	Generic	100%							
	Instantaneous Hot Water								
	Electric	100%			2041	* *			
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : 3rd Floor Mechanical Rooms								
	Explanation : Two Electric Units								
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE	* *			
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : 2 Units From Basement To Loading Dock, 1 Unit From Basement To 3rd Floor, 1 Unit From Basement To Roof								
	Explanation : 4 Units								
Fire Suppression									
	Sprinkler								
	Generic	100%			2046	* *	1-2	\$41,500	

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Print Date : 12-Aug-2025

**NEW YORK PUBLIC LIBRARY - FY 2026**

**Asset Name** : OTTENDORFER BRANCH LIBRARY  
**Address** : 135 SECOND AVE. E. EIGHT ST. - ST. MARKS PLACE  
**Borough** : MANHATTAN **Agency's Number** : 003  
**Program / Asset #** : NPL0003.000 / 13355 **Yr Built/Renovated** : 1884 /  
**Area Sq Ft** : 8,332 **Project Type** : NEW YORK PUBLIC LIBRARY  
**Date of Survey** : 27-Jan-2025 **Landmark Status** : INTERIOR & EXTERIOR LANDMARK  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3  
**Block** : 464 **Lot** : 37 **BIN** : 1079841

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	\$83,100	\$109,400
Mechanical		\$51,400
<b>Total</b>	<b>\$83,100</b>	<b>\$160,800</b>
Importance Code A	\$83,100	\$109,400
Importance Code B		\$51,400
<b>Total</b>	<b>\$83,100</b>	<b>\$160,800</b>

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$75,300			
Interior Architecture	\$79,400			\$3,100
Electrical	\$2,000	\$800	\$900	\$900
Mechanical	\$39,700	\$1,400	\$1,400	\$1,200
Site Pavements	\$7,100			
Elevators/Escalators	\$7,200	\$7,200	\$7,200	\$7,200
<b>Total</b>	<b>\$210,600</b>	<b>\$9,300</b>	<b>\$9,400</b>	<b>\$12,300</b>
Importance Code A	\$76,100	\$800	\$800	\$800
Importance Code B	\$112,100	\$8,500	\$8,600	\$11,000
Importance Code C	\$22,400			\$500
<b>Total</b>	<b>\$210,600</b>	<b>\$9,300</b>	<b>\$9,400</b>	<b>\$12,300</b>



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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Cast Stone/Terra Cotta	15%			LIFE	* *	5	\$41,300	
	Masonry: Brick	40%	4+	\$18,700	LIFE	* *	5	\$7,100	
		Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 30%							
		Location : Front Facade							
	Masonry: Brick	40%	0-2	\$64,500	LIFE	* *	5	\$7,100	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : Rear Facade							
		Worn/Erode, Extent : Moderate, Area Affected : 50%							
		Location : Rear Facade							
	Masonry: Granite	5%			LIFE	* *	5	\$1,300	
Windows									
	Aluminum	35%	2-4	\$7,600	2052	* *	5	\$400	
		Cracking/Crumbling, Extent : Light, Area Affected : 20%							
		Location : Throughout							
	Wood	40%	2-4	\$3,700	2035	\$36,600	5	\$4,100	
		Broken/Missing Elements, Extent : Light, Area Affected : 20%							
		Location : Throughout							
	Wood	25%	0-2	\$13,700	2061	* *	5	\$2,600	
		Deteriorated Finish, Extent : Moderate, Area Affected : 40%							
		Location : Exterior							
		Dry Rot/Decay, Extent : Moderate, Area Affected : 40%							
		Location : Sills And Frames							
Parapets									
	Masonry: Sandstone	10%	Now	\$21,200	LIFE	* *	5	\$300	
		Cracking/Crumbling, Extent : Severe, Area Affected : 60%							
		Location : Roof Areas							
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Copings Stones							
		Explanation : Actually Bluestone							
	Metal Cornice	30%	2-4	\$7,800	2051	* *			
		Broken/Missing Elements, Extent : Light, Area Affected : 20%							
		Location : Roof							
	No Component	60%							
Roof									
	Single Ply Membrane	98%			2041	* *	10	\$11,400	
	Skylight, Metal/Glass	2%			2036	\$72,800	10	\$800	

## Interior

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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**NEW YORK PUBLIC LIBRARY - 035**  
**OTTENDORFER BRANCH LIBRARY**  
**Asset # : 13355**

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Floors									
	Carpet	35%	2-4	\$8,600	2035	\$85,600	3	\$6,500	
		Punct/Tear/Impact Damage, Extent : Light, Area Affected : 20%							
		Location : Throughout							
		Worn/Erode, Extent : Moderate, Area Affected : 20%							
		Location : 1st Floor Library Area, Vestibule							
	Cast in Place Concrete	10%			LIFE	**	5	\$5,400	
	Ceramic Tile	5%			2045	**	5	\$600	
	Vinyl Tile	5%	Now	\$5,700	2046	**	3	\$200	
		Cracking/Crumbling, Extent : Severe, Area Affected : 60%							
		Location : Throughout							
	Wood	45%	Now	\$37,100	2051	**	5	\$5,300	
		Deteriorated Finish, Extent : Severe, Area Affected : 80%							
		Location : Throughout							
		Dry Rot/Decay, Extent : Moderate, Area Affected : 5%							
		Location : Third Floor And Basement Stairs							
		Worn/Erode, Extent : Moderate, Area Affected : 30%							
		Location : 1st Floor Library Area And Steps, 2nd Floor, Steps							
Interior Walls									
	Cast in Place Concrete	5%			LIFE	**	10	\$2,400	
	Ceramic Tile	5%			2045	**	5	\$1,000	
	Gypsum Board	5%	2-4	\$300	LIFE	**	5	\$600	
		Cracking/Crumbling, Extent : Light, Area Affected : 10%							
		Location : Throughout							
	Masonry: Brick	5%	0-2	\$4,100	LIFE	**			
		Cracking/Crumbling, Extent : Light, Area Affected : 10%							
		Location : Throughout							
	Plaster	80%			LIFE	**	5-10	\$13,100	
Ceilings									
	AcousTileSusp.Lay-In	10%	Now	\$1,100	2049	**	5	\$600	
		Worn/Erode, Extent : Severe, Area Affected : 5%							
		Location : Basement							
	Plaster	80%	Now	\$6,700	LIFE	**	5	\$6,200	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : Third Floor							
		Loose/Delam Surface, Extent : Moderate, Area Affected : 30%							
		Location : Throughout Third Floor							
	Plaster	10%	Now	\$2,100	LIFE	**	5	\$800	
		Water Penetration, Extent : Moderate, Area Affected : 30%							
		Location : First Floor And Second Floor							
Site Enclosure									
Retaining Walls									
	Masonry: Granite	100%			LIFE	**	5		
Site Pavements									
Public Sidewalk									
	Cast in Place Concrete	100%			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.

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

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

## Site Pavements

## On-Site Walkways

Masonry: Granite

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

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

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

## Under 600 Volts

## Service Equipment

Fused Disc Sw

100% 2046 \*\* 5

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Electrical Room Basement**Explanation : One 800 Ampere Main Disconnect Switch*

## Switchgear / Switchboard

Fused Disc Sw

100% 2046 \*\* 5

## Raceway

Conduit

100% 2046 \*\* 1

## Panelboards

Fused Disc Sw

5% 2044 \*\* 5

Molded Case Bkrs

30% 2052 \*\* 5 \$100

Molded Case Bkrs

65% 2044 \*\* 5 \$100

## Wiring

Braided Cloth

30% 2035 \$11,100 1

*Insulation Aged, Extent : Moderate, Area Affected : 100%**Location : Third Floor And Basement*

Thermoplastic

70% 2046 \*\* 1

## Motor Controllers

Locally Mounted

100% 2041 \*\* 5 \$100

## Ground

## Grounding Devices

Generic

100% LIFE \*\* 5 \$200

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Basement**Explanation : Water Main Pipe Grounded*

## Lighting

## Interior Lighting

Fluorescent

5% 2036 \$5,200 10 \$400

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Basement And 3rd Floor**Explanation : Using T-8*

Fluorescent

10% 2031 \$10,300 10 \$800

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

LED

85% 2044 \*\*

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting									
	Egress Lighting								
	Emergency, Battery	50%			2041	* *	10	\$1,000	
	Exit, LED	50%			2064	* *	1		
	Exterior Lighting								
	Fluorescent	20%			2031	\$7,400	10	\$200	
		Compact Fluorescent Light, Extent : Light, Area Affected : 100%							
		Location : Outside							
	No Component	80%							
Alarm									
	Security System								
	Generic	50%			2031	\$8,700	1	\$1,600	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Hallway And Reading Areas							
		Explanation : Intrusion Alarm And Motion Sensor							
	Generic	50%			2036	\$8,700	1	\$1,600	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Inside And Outside							
		Explanation : CCTV Surveillance Cameras							
	Fire/Smoke Detection								
	Generic, Digital	100%			2036	\$23,900	1-3	\$5,300	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Strobe Lights, Alarm Bell, Horns, Smoke Detector, Pull Box And Fire Alarm Panel							

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2056	* *	1		
	Conversion Equipment								
	Steam Boiler	100%			2049	* *	1	\$8,300	
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : Basement Boiler Room					
				Explanation : 1 Unit					
	Distribution								
	Central Plant Steam	100%			2056	* *	4	\$600	
	Piping/Pmp								
	Terminal Devices								
	Convactor/Radiator	100%			2041	* *	1	\$2,700	
	Controls								
	Electrical	100%	0-2	\$5,100	2034	\$51,400			
				Malfunctioning, Extent : Moderate, Area Affected : 10%					
				Location : Various Locations. Uneven Distribution Of Heat					

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**  
**OTTENDORFER BRANCH LIBRARY**  
**Asset # : 13355**

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Energy Source								
	Electricity	100%			2044	**	1		
	Conversion Equipment								
	Split Unit	15%	0-2	\$32,900	2046	**			
		Not in Service, Extent : Severe, Area Affected : 100%							
		Location : Roof							
		R-22 Refrigerant, Extent : Light, Area Affected : 15%							
		Location : Roof							
	Window/Wall Unit	40%			2031	\$14,000	1		
	No Component	45%							
Terminal Devices									
	Fan Coil - 2 Pipe	15%			2041	**	1	\$400	
	No Component	85%							
Heat Rejection									
	Dry Cooler	15%			2041	**	2	\$900	
	No Component	85%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	10%			LIFE	**	2-5	\$700	
	No Component	90%							
	Exhaust Fans								
	Roof	10%			2036	\$1,800	2		
	No Component	90%							
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2046	**	1		
	Water Heater With Tanks								
	Electric	100%			2031	\$26,200	4		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Basement							
		Explanation : 1 Unit 40 Gallons							
	Sanitary Piping								
	Cast Iron	100%			LIFE	**	1		
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE	**			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement To 3rd Floor							
		Explanation : 1 Unit							
Fire Suppression									
	Sprinkler								
	No Component	95%							
	Generic	5%			2046	**	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 : 12-Aug-2025

**NEW YORK PUBLIC LIBRARY - FY 2026**

**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** : 13-May-2025 **Landmark Status** : NONE  
**Areas Surveyed** : Roof, Floors 1,2  
**Block** : 3930 **Lot** : 59 **BIN** : 2028890

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture		\$240,800
Mechanical	\$319,800	\$159,000
<b>Total</b>	<b>\$319,800</b>	<b>\$399,700</b>
Importance Code A		\$399,700
Importance Code B	\$319,800	
<b>Total</b>	<b>\$319,800</b>	<b>\$399,700</b>

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$48,400			
Interior Architecture	\$13,100		\$7,200	
Electrical	\$1,800	\$1,400	\$1,700	\$1,400
Mechanical	\$11,900	\$1,600	\$2,500	\$1,300
Elevators/Escalators	\$7,200	\$7,200	\$7,200	\$7,200
<b>Total</b>	<b>\$82,400</b>	<b>\$10,200</b>	<b>\$18,500</b>	<b>\$9,800</b>
Importance Code A	\$49,100	\$700	\$700	\$700
Importance Code B	\$22,400	\$9,500	\$17,400	\$9,100
Importance Code C	\$10,900		\$400	
<b>Total</b>	<b>\$82,400</b>	<b>\$10,200</b>	<b>\$18,500</b>	<b>\$9,800</b>



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

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Concrete Masonry Unit	40%			LIFE	**	5	\$5,700	
Masonry: Brick Cavity	60%			LIFE	**	5	\$13,600	
Windows								
Aluminum	85%			2052	**	5	\$2,100	
Metal Louvers	15%			2045	**	10	\$2,300	
Parapets								
Concrete Masonry Unit	30%			LIFE	**	5-10	\$6,000	
Masonry: Brick Cavity	42%			LIFE	**	5-10	\$10,500	
Metal Rail	15%			2041	**	5-10	\$9,900	
Metal: Cage/Fence	5%			2041	**	5-10	\$1,400	
Stucco Cement	8%			2041	**	5	\$800	
Roof								
Built-Up (BUR)	100%	Now	\$24,100	2036	\$240,800			
Ponding, Extent : Moderate, Area Affected : 25%								
Location : At Roof Drains								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : At Elevator Bulkhead And Lower Roof, Open Stair								
Soffits								
Stucco Cement	100%			2049	**	5		
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$4,500	
Ceramic Tile	5%			2039	**	5	\$500	
Vinyl Tile	85%			2041	**	3	\$3,300	
Interior Walls								
Ceramic Tile	5%			2039	**	5	\$800	
Concrete Masonry Unit	55%			LIFE	**	5	\$7,200	
Gypsum Board	40%			LIFE	**	5-10	\$11,200	
Ceilings								
AcousTileSusp.Lay-In	100%			2049	**	5	\$10,800	
Staining/Discoloring, Extent : Moderate, Area Affected : 20%								
Location : Open Stair To 2nd Floor								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Open Stair To 2nd Floor								
Site Enclosure								
Fence/Gates								
Chain Link	40%			2056	**			
Iron Picket	60%			2071	**			
Free Standing Walls								
Masonry: Brick	100%			2056	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2049	**			
On-Site Walkways								
Cast in Place Concrete	100%			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**  
**PARKCHESTER BRANCH LIBRARY**  
**Asset # : 13356**

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2056	**	5	\$100	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Electrical Room								
	Explanation : Main Service Disconnect Switch Rated At 1,200 Amperes.								
	Switchgear / Switchboard								
	Fused Disc Sw	100%			2056	**	5	\$100	
	Raceway								
	Conduit	100%			2056	**	1		
	Panelboards								
	Fused Disc Sw	10%			2052	**	5		
	Molded Case Bkrs	90%			2052	**	5	\$400	
	Wiring								
	Thermoplastic	100%			2056	**	1		
	Motor Controllers								
	Locally Mounted	30%			2049	**	5		
	Variable Frequency Drive	70%			2049	**			
Ground									
	Grounding Devices								
	Generic	100%			LIFE	**	5	\$400	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : At Water Main								
	Explanation : Location Noted								
Lighting									
	Interior Lighting								
	LED	100%			2041	**			
	Egress Lighting								
	Emergency, Battery	50%			2041	**	10	\$1,800	
	Exit, Battery	50%			2041	**	10	\$500	
	Exterior Lighting								
	HID	5%			2036	\$3,500	10		
	LED	20%			2041	**			
	No Component	75%							
Alarm									
	Security System								
	Generic	50%			2041	**	1	\$2,800	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Interior And Exterior Spaces								
	Explanation : CCTV Surveillance System								
	Generic	50%			2041	**	1	\$2,800	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Throughout The Building								
	Explanation : Intrusion Alarm System								
	Fire/Smoke Detection								
	Generic, Digital	100%			2041	**	1-3	\$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**  
**PARKCHESTER BRANCH LIBRARY**  
**Asset # : 13356**

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2056	**	1		
	Conversion Equipment								
	Hot Water Boiler	100%			2034	\$159,000	1	\$7,300	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : 2nd Floor Mechanical Room								
	Explanation : One Modular Unit, Bank Of 3								
	Distribution								
	Hot Wtr Piping/Pump	100%			2044	**	4	\$1,100	
	Terminal Devices								
	Convactor/Radiator	95%	Now	\$2,300	2041	**	1	\$4,100	
	Damaged, Extent : Moderate, Area Affected : 5%								
	Location : Electrical Room								
	Unit Heater - Hot Water	5%			2041	**			
	Controls								
	Electrical	100%			2029	\$83,200			
Air Conditioning									
	Energy Source								
	Electricity	100%			2052	**	1		
	Conversion Equipment								
	Interior Pkg Unit - Cooling	100%			2030	\$236,600	2	\$900	
	R-22 Refrigerant, Extent : Light, Area Affected : 100%								
	Location : Mechanical Rooms								
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$13,000	
	Exhaust Fans								
	Interior	40%			2036	\$26,500	2	\$200	
	Roof	60%			2036	\$17,400	2	\$300	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%	Now	\$3,800	2046	**	1		
	Leak Evident, Extent : Moderate, Area Affected : 5%								
	Location : 1st Floor Mechanical Room								
	Water Heater With Tanks								
	Gas Fired	100%			2034	\$17,300	2		
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : 2nd Floor Mechanical Room								
	Explanation : One Unit, 40mbh 40 Gallons								
	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**  
**PARKCHESTER BRANCH LIBRARY**  
**Asset # : 13356**

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

Vertical Transport

Elevators

Hydraulic

100%

LIFE

\* \*

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

*Location : From 1st To 2nd Floor*

*Explanation : 1 Unit*

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

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

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

Print Date : 12-Aug-2025

**NEW YORK PUBLIC LIBRARY - FY 2026**

**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** : 28-May-2024 **Landmark Status** : NONE  
**Areas Surveyed** : Roof, Floors 1  
**Block** : 5404 **Lot** : 2 **BIN** : 2074963

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	\$299,200	
Interior Architecture	\$69,700	
<b>Total</b>	<b>\$368,900</b>	
Importance Code A	\$299,200	
Importance Code B	\$69,700	
<b>Total</b>	<b>\$368,900</b>	

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$43,500			
Interior Architecture		\$2,000	\$200	
Electrical	\$900	\$1,100	\$1,000	\$1,100
Mechanical	\$2,400	\$20,600	\$2,800	\$7,600
<b>Total</b>	<b>\$46,800</b>	<b>\$23,700</b>	<b>\$4,000</b>	<b>\$8,700</b>
Importance Code A	\$44,000	\$500	\$500	\$600
Importance Code B	\$2,800	\$23,200	\$3,300	\$8,100
Importance Code C			\$200	
<b>Total</b>	<b>\$46,800</b>	<b>\$23,700</b>	<b>\$4,000</b>	<b>\$8,700</b>



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

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

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

**NEW YORK PUBLIC LIBRARY - 035**  
**PELHAM BAY BRANCH LIBRARY**  
**Asset # : 13357**

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	100%	Now	\$32,200	LIFE	* *	5	\$19,200	
Diagonal Cracks, Extent : Moderate, Area Affected : 1%								
Location : South Side								
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Windows								
Aluminum	100%			2051	* *	5	\$2,000	
Parapets								
Masonry: Brick	15%	Now	\$11,400	LIFE	* *	5	\$100	
Cracking/Crumbling, Extent : Severe, Area Affected : 20%								
Location : Masonry Screen Wall For Rooftop Equipment								
Efflorescence, Extent : Severe, Area Affected : 10%								
Location : Masonry Screen Wall For Rooftop Equipment								
Joint Mortar Miss/Erode, Extent : Severe, Area Affected : 30%								
Location : Masonry Screen Wall For Rooftop Equipment								
No Component	85%							
Roof								
Modified Bitumen	100%	Now	\$299,200	2045	* *			1
Blisters, Extent : Severe, Area Affected : 10%								
Location : Throughout								
Miss/Damaged Flashings, Extent : Severe, Area Affected : 10%								
Location : Flashing Missing At Roof Edge								
Ponding, Extent : Severe, Area Affected : 60%								
Location : Main Roof Area								
Seams Open/Split, Extent : Severe, Area Affected : 20%								
Location : Roof								
Water Penetration, Extent : Severe, Area Affected : 10%								
Location : Staff Area, Staff Toilet, Boiler Room, Library Area								
Soffits								
Stucco Cement	100%			2048	* *	5		
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	* *	5	\$1,600	
Mosaic Tile	2%			2048	* *	5	\$700	
Terrazzo	3%			LIFE	* *	5	\$300	
Vinyl Tile	90%			2040	* *	3	\$4,800	
Interior Walls								
Ceramic Tile	3%			2044	* *	5	\$500	
Concrete Masonry Unit	95%			LIFE	* *	5	\$6,100	
Glass: Single Pane	2%			LIFE	* *	5	\$200	

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

**NEW YORK PUBLIC LIBRARY - 035**  
**PELHAM BAY BRANCH LIBRARY**  
**Asset # : 13357**

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

## Interior

## Ceilings

AcousTileConcealSpLn 100% Now \$69,700 2048 \* \* 5 \$8,900

*Broken/Missing Elements, Extent : Severe, Area Affected : 5%*

*Location : Throughout Library*

*Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 5%*

*Location : Office Area*

*Water Penetration, Extent : Severe, Area Affected : 10%*

*Location : Staff Toilet, Office Corridors, Library Area*

*Worn/Erode, Extent : Severe, Area Affected : 10%*

*Location : Library Area And Office Areas, Staff Toilet Room*

## Site Enclosure

## Fence/Gates

Iron Picket 100% 2055 \* \*

## Retaining Walls

Masonry: Brick 100% 2045 \* \*

## Site Pavements

## Public Sidewalk

Cast in Place Concrete 100% 2048 \* \*

## On-Site Walkways

Cast in Place Concrete 100% 2048 \* \*

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

## Under 600 Volts

## Service Equipment

Molded Case Bkrs 100% 2035 \$44,000 5 \$300

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

*Location : Electrical Room*

*Explanation : Main Service Disconnect Switch Rated At 500 Amperes.*

## Switchgear / Switchboard

Molded Case Bkrs 100% 2035 \$44,000 5 \$300

## Raceway

Conduit 100% 2035 \$37,400 1

## Panelboards

Fused Disc Sw 5% 2034 \$1,000 5

Molded Case Bkrs 95% 2034 \$19,200 5 \$200

## Wiring

Thermoplastic 100% 2035 \$33,800 1

## Motor Controllers

Locally Mounted 80% 2033 \$19,400 5 \$100

Variable Frequency 20% 2040 \* \*

## Drive

## Ground

## Grounding Devices

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

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

*Estimates are rounded to the nearest hundred dollars.*

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

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



**NEW YORK PUBLIC LIBRARY - 035**  
**PELHAM BAY BRANCH LIBRARY**  
**Asset # : 13357**

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

**Lighting**

## Interior Lighting

LED

100%

2043

\* \*

## Egress Lighting

Emergency, Service

50%

2043

\* \*

1

Exit, Service

50%

2043

\* \*

1

## Exterior Lighting

LED

10%

2043

\* \*

No Component

90%

**Alarm**

## Security System

Generic

100%

2040

\* \*

1

\$3,600

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Reading Areas, Outside Perimeter**Explanation : CCTV Surveillance Cameras*

## Fire/Smoke Detection

Generic, Digital

100%

2040

\* \*

1-3

\$5,900

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

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

**Heating**

## Energy Source

Natural Gas

100%

2055

\* \*

1

## Conversion Equipment

Hot Water Boiler

100%

2048

\* \*

1

\$4,700

## Distribution

Hot Wtr Piping/Pump

100%

2051

\* \*

4

\$700

*Insul. Deteriorating, Extent : Moderate, Area Affected : 2%**Location : Basement*

## Terminal Devices

Air Handler

60%

2040

\* \*

1

\$3,500

Convactor/Radiator

40%

2048

\* \*

1

\$1,200

**Air Conditioning**

## Energy Source

Electricity

100%

2051

\* \*

1

## Conversion Equipment

Reciprocating

100%

2040

\* \*

1

\$4,400

Compr/Chiller

*Other Observation, Extent : Light, Area Affected : 100%**Location : Roof**Explanation : R410a*

## Terminal Devices

Air Handler/Cool/Ht

100%

2040

\* \*

1

\$5,900

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

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

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

**NEW YORK PUBLIC LIBRARY - 035**  
**PELHAM BAY BRANCH LIBRARY**  
**Asset # : 13357**

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Heat Rejection								
	Dry Cooler	100%			2040	* *	2	\$6,600	
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$5,300	
			Needs Cleaning, Extent : Moderate, Area Affected : 100%						
			Location : Throughtout						
	Exhaust Fans								
	Interior	10%			2030	\$4,300	2		
	Roof	90%			2035	\$16,800	2	\$300	
Plumbing									
	H/C Water Piping								
	Brass/Copper	50%			2055	* *	1		
	Galvanized Steel	50%			2048	* *	1		
	Water Heater With Tanks								
	Gas Fired	100%			2028	\$17,300	2		
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Mechanical Room						
			Explanation : One 40 Gallon						
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Sump Pump(s)								
	Non-Submersible	100%			2035	\$1,900	4	\$300	
	Backflow Preventer								
	No Component	95%							
	Generic	5%			2040	* *	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 : 12-Aug-2025

**NEW YORK PUBLIC LIBRARY - FY 2026**

**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 2027 - 2030	FY 2031 - 2036
Exterior Architecture	\$79,000	\$381,600
Interior Architecture		\$156,700
Electrical	\$39,900	\$81,000
Mechanical	\$395,000	\$82,900
Site Pavements		\$55,000
<b>Total</b>	<b>\$513,900</b>	<b>\$757,200</b>
Importance Code A	\$194,100	\$381,600
Importance Code B	\$319,800	\$320,700
Importance Code C		\$55,000
<b>Total</b>	<b>\$513,900</b>	<b>\$757,200</b>

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$38,200			
Interior Architecture	\$69,800	\$600	\$2,800	\$103,000
Electrical	\$68,900	\$900	\$900	\$1,000
Mechanical	\$57,100	\$1,200	\$21,500	\$25,100
Site Enclosure	\$2,700			
Site Pavements	\$2,800			
Elevators/Escalators	\$7,200	\$7,200	\$7,200	\$7,200
<b>Total</b>	<b>\$246,600</b>	<b>\$9,900</b>	<b>\$32,400</b>	<b>\$136,300</b>
Importance Code A	\$38,700	\$500	\$500	\$500
Importance Code B	\$176,200	\$9,400	\$31,500	\$135,800
Importance Code C	\$31,700		\$400	
<b>Total</b>	<b>\$246,600</b>	<b>\$9,900</b>	<b>\$32,400</b>	<b>\$136,300</b>



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

**NEW YORK PUBLIC LIBRARY - 035**  
**PORT RICHMOND BRANCH LIBRARY**  
**Asset # : 13358**

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick	75%	2-4	\$79,000	LIFE	* *	5	\$17,300	
		Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 15%							
		Location : Throughout							
	Masonry: Limestone	5%	2-4	\$15,100	LIFE	* *	5	\$900	
		Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							
	Stucco Cement	20%	Now	\$14,500	2036	\$289,900	5	\$5,800	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 15%							
		Location : Above Arched Windows							
Windows									
	Aluminum	100%	Now	\$8,600	2047	* *	5	\$1,600	
		Cttrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 5%							
		Location : Various Windows							
Parapets									
	Wood Cornice	100%			2041	* *	5-10	\$40,800	
Roof									
	Asphalt Shingle	100%			2034	\$91,700	10	\$2,500	
Interior									
Floors									
	Carpet	35%			2030	\$100,300	3	\$10,200	
	Ceramic Tile	5%			2034	\$45,700	5	\$700	
	Vinyl Tile	35%			2031	\$156,700	3	\$1,900	
	Vinyl Tile	5%	Now	\$6,700	2041	* *	3	\$300	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 50%							
		Location : 2nd Floor Apartment							
		Loose/Delam Surface, Extent : Moderate, Area Affected : 50%							
		Location : 2nd Floor Apartment							
		Worn/Erode, Extent : Moderate, Area Affected : 100%							
		Location : 2nd Floor Apartment							
	Vinyl Tile 9" X 9"	2%			2027	\$25,900	3	\$100	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Stairwell From Basement To First Floor							
		Explanation : 9x9 Tiles							
	Wood	15%			2059	* *	5	\$4,100	
	Wood	3%	Now	\$5,800	2059	* *	5	\$400	
		Water Penetration, Extent : Moderate, Area Affected : 50%							
		Location : 2nd Floor Apartment							
		Worn/Erode, Extent : Moderate, Area Affected : 100%							
		Location : 2nd Floor Apartment							

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**NEW YORK PUBLIC LIBRARY - 035**  
**PORT RICHMOND BRANCH LIBRARY**  
**Asset # : 13358**

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Interior Walls									
	Ceramic Tile	5%			2034	\$49,100	5	\$800	
	Masonry: Brick	5%	Now	\$3,400	LIFE	* *			
	Water Penetration, Extent : Moderate, Area Affected : 10% Location : Boiler Room In Basement								
	Plaster	65%	Now	\$14,100	LIFE	* *	5	\$3,100	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10% Location : Various Basement Areas Water Penetration, Extent : Moderate, Area Affected : 10% Location : Various Basement Areas								
	Plaster	20%	Now	\$8,700	LIFE	* *	5	\$1,000	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 15% Location : Roof Stair; Basement And 2nd Floor Apartment Cracking/Crumbling, Extent : Moderate, Area Affected : 15% Location : Roof Stair; Basement And 2nd Floor Apartment Water Penetration, Extent : Moderate, Area Affected : 50% Location : Roof Stair And 2nd Floor Apartment								
	Wood	5%			LIFE	* *	5	\$3,200	
Ceilings									
	Plaster	90%			LIFE	* *	5	\$8,400	
	Plaster	5%	Now	\$2,500	LIFE	* *	5	\$500	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 50% Location : 2nd Floor Apartment Water Penetration, Extent : Moderate, Area Affected : 50% Location : 2nd Floor Apartment								
	Wood	5%			LIFE	* *	5	\$6,600	
Site Enclosure									
Fence/Gates									
	Aluminum Picket	50%			2041	* *			
	Chain Link	50%			2041	* *			
Free Standing Walls									
	Masonry: Brick	100%	Now	\$2,700	2041	* *			
	Broken/Missing Elements, Extent : Light, Area Affected : 2% Location : Driveway Entrance Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 20% Location : Driveway								
Site Pavements									
Public Sidewalk									
	Cast in Place Concrete	100%			2036				
On-Site Walkways									
	Cast in Place Concrete	85%			2036	\$7,400			
	Masonry: Brick	15%			2041	* *			

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**NEW YORK PUBLIC LIBRARY - 035**  
**PORT RICHMOND BRANCH LIBRARY**  
**Asset # : 13358**

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

Site Pavements

Parking/Driveway

Cast in Place Concrete 100% 2-4 \$2,800 2036 \$55,000

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

Under 600 Volts

Service Equipment

Fused Disc Sw 100% 2041 \* \* 5

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

*Location : Electrical Room*

*Explanation : Two 200 Ampere Main Disconnect Switches*

Raceway

Conduit 100% 2041 \* \* 1

Panelboards

Molded Case Bkrs 50% 2039 \* \* 5 \$100

*Other Observation, Extent : Light, Area Affected : 10%*

*Location : Basement*

*Explanation : Surge Protection Device In Alarm State*

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

Wiring

Braided Cloth 10% 0-2 \$3,700 2056 \* \* 1

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

*Location : Throughout*

Thermoplastic 90% 2041 \* \* 1

Motor Controllers

Locally Mounted 100% 2-4 \$15,900 2051 \* \* 5

*On Extended Life, Extent : Moderate, Area Affected : 100%*

*Location : Basement*

Ground

Grounding Devices

Not Accessible 100%

Lighting

Interior Lighting

Fluorescent 67% 2031 \$81,000 10 \$6,000

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

*Location : Basement And First Floor*

Fluorescent 33% 2027 \$39,900 10 \$3,000

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

*Location : Throughout The Building*

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**NEW YORK PUBLIC LIBRARY - 035**  
**PORT RICHMOND BRANCH LIBRARY**  
**Asset # : 13358**

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

## Lighting

## Egress Lighting

Emergency, Service

60%

2027

\$4,000

1

Exit, Service

40%

2027

\$1,500

1

## Exterior Lighting

HID

75%

2027

\$37,900

10

LED

25%

2036

\$14,500

## Alarm

## Security System

Generic

100%

2031

\$20,300

1

\$3,600

## Fire/Smoke Detection

No Component

10%

Generic, Digital

90%

Now

\$2,500

2039

\* \*

1-3

\$4,900

*Other Observation, Extent : Moderate, Area Affected : 10%**Location : Smoke Detector Basement Kitchen**Explanation : Trouble Alarm Visible On Fire Alarm Control Panel.*

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

## Heating

## Energy Source

Natural Gas

100%

2051

\* \*

1

## Conversion Equipment

Hot Water Boiler

100%

2029

\$115,100

1

\$4,800

## Distribution

Hot Wtr Piping/Pump

100%

2030

\$23,700

4

\$500

## Terminal Devices

Convactor/Radiator

25%

Now

\$13,300

2051

\* \*

1

\$700

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement**Explanation : All Cast Iron Radiators Are Obsolete And Have Been Valved Off For Discontinued Use.*

No Component

75%

*Other Observation, Extent : Light, Area Affected : 0%**Location :**Explanation : See Air-conditioning Section For 4-pipe Fan Coil*

## Air Conditioning

## Energy Source

Electricity

100%

2047

\* \*

1

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**NEW YORK PUBLIC LIBRARY - 035**  
**PORT RICHMOND BRANCH LIBRARY**  
**Asset # : 13358**

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Conversion Equipment								
	Reciprocating Compr/Chiller	60%	Now	\$57,500	2041	* *	1	\$2,400	
		R-22 Refrigerant, Extent : Light, Area Affected : 100% Location : Basement Mechanical Room Unit Inoperable, Extent : Severe, Area Affected : 50% Location : Chiller No.1 Defective In Basement Mechanical Room Other Observation, Extent : Light, Area Affected : 100% Location : Basement Mechanical Room Explanation : Chillers Are Obsolete.							
	Window/Wall Unit	30%			2027	\$12,300	1		
	No Component	10%							
Terminal Devices									
	Fan Coil - 4 Pipe	100%	0-2	\$222,400	2041	* *	1	\$2,800	
		Not in Service, Extent : Severe, Area Affected : 75% Location : Eight Units Are Defective In Various Locations Other Observation, Extent : Light, Area Affected : 100% Location : Basement And 1st Floor Explanation : Fan Coil Units Are Obsolete.							
Heat Rejection									
	Air Cooled Condenser Unit	100%			2027	\$28,200	2	\$6,800	
Ventilation									
	Distribution								
	Not Accessible	100%							
Exhaust Fans									
	Interior	30%			2036	\$14,400	2	\$100	
	Wall Unit	30%			2027	\$1,400	2	\$100	
	No Component	40%							
Plumbing									
	H/C Water Piping								
	Brass/Copper	40%			2041	* *	1		
	Galvanized Steel	60%			2036	\$82,900	1		
Water Heater With Tanks									
	Gas Fired	100%			2029	\$19,000	2		
		Other Observation, Extent : Light, Area Affected : 100% Location : Basement Explanation : 40 Gallon Water Heater							
Sanitary Piping									
	Cast Iron	100%			LIFE	* *	1		
Fixtures									
	Generic	100%							
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE	* *			

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Print Date : 12-Aug-2025

**NEW YORK PUBLIC LIBRARY - FY 2026**

**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** : 19-May-2025 **Landmark Status** : NONE  
**Areas Surveyed** : Roof, Floors 1  
**Block** : 4470 **Lot** : 1 **BIN** : 5060744

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	\$107,400	\$155,600
Interior Architecture	\$54,800	\$54,800
Mechanical		\$188,300
<b>Total</b>	<b>\$162,100</b>	<b>\$398,600</b>
Importance Code A	\$107,400	\$155,600
Importance Code B	\$54,800	\$243,000
<b>Total</b>	<b>\$162,100</b>	<b>\$398,600</b>

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$72,200		\$4,000	\$1,600
Interior Architecture	\$23,900		\$7,200	\$900
Electrical	\$1,700	\$1,600	\$1,400	\$1,400
Mechanical	\$5,500	\$500	\$2,200	\$500
Site Pavements		\$1,100		
Elevators/Escalators	\$7,200	\$7,200	\$7,200	\$7,200
<b>Total</b>	<b>\$110,500</b>	<b>\$10,400</b>	<b>\$22,000</b>	<b>\$11,600</b>
Importance Code A	\$72,400	\$100	\$4,300	\$1,800
Importance Code B	\$21,300	\$9,100	\$17,700	\$9,400
Importance Code C	\$16,800	\$1,100		\$400
<b>Total</b>	<b>\$110,500</b>	<b>\$10,400</b>	<b>\$22,000</b>	<b>\$11,600</b>



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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	98%	Now	\$107,400	LIFE	* *	5	\$25,700	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
	Location : Front Entrance							
	Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 10%							
	Location : Throughout							
Window Wall	2%			2056	* *	5	\$2,000	
Windows								
Aluminum	60%			2035	\$155,600	5	\$3,200	
	Deteriorated Finish, Extent : Light, Area Affected : 100%							
	Location : Throughout							
Steel	15%	Now	\$36,800	2061	* *	5	\$5,000	
	Corrosion/Rusting, Extent : Moderate, Area Affected : 25%							
	Location : Community Room							
	Deteriorated Finish, Extent : Moderate, Area Affected : 50%							
	Location : Community Room							
	Thermally Inefficient, Extent : Moderate, Area Affected : 50%							
	Location : Community Room							
Wood	25%	Now	\$32,800	2061	* *	5	\$6,700	
	Deteriorated Finish, Extent : Moderate, Area Affected : 50%							
	Location : South Facade							
	Dry Rot/Decay, Extent : Moderate, Area Affected : 10%							
	Location : South Facade							
	Split/Cracked, Extent : Moderate, Area Affected : 25%							
	Location : South Facade							
Parapets								
Masonry: Brick	75%			LIFE	* *	5-10	\$3,000	
Metal Panel	25%			2056	* *	5	\$600	
Roof								
Modified Bitumen	98%			2041	* *	10	\$33,300	
Skylight, Plastic	2%			2049	* *	1		
Soffits								
Aluminum Sunshades	50%			2039	* *	10	\$4,000	
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : Main Entry							
	Explanation : This Is Actually A Metal Awning							
Wood	50%			2041	* *	5	\$3,200	
Interior								
Floors								
Carpet	65%			2035	\$238,400	3	\$19,900	
Cast in Place Concrete	5%			LIFE	* *	5	\$4,500	
Ceramic Tile	5%			2045	* *	5	\$1,000	
Sheet Vinyl/Rubber	5%			2041	* *	5	\$1,500	
Vinyl Tile	20%			2041	* *	3	\$1,500	

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

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Interior Walls									
	Ceramic Tile	3%			2045	* *	5	\$700	
	Concrete Masonry Unit	47%			LIFE	* *	5	\$9,200	
	Glass: Single Pane	3%			LIFE	* *	5	\$1,100	
	Gypsum Board	40%			LIFE	* *	5-10	\$16,700	
	Masonry: Brick	2%			LIFE	* *	10	\$100	
	SGFT/Glazed Masonry	5%			LIFE	* *	10	\$600	
Ceilings									
	AcousTileSusp.Lay-In	70%	4+	\$4,900	2049	* *	5	\$7,300	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 1%								
	Location : Mechanical Room								
	Wood	30%			LIFE	* *	5	\$109,600	
Site Enclosure									
	Fence/Gates								
	Iron Picket	100%			2056	* *			
	Free Standing Walls								
	Masonry: Brick	100%			2046	* *			
Site Pavements									
	Public Sidewalk								
	Cast in Place Concrete	100%			2041	* *			
	On-Site Walkways								
	Cast in Place Concrete	95%			2041	* *			
	Metal	5%			2046	* *	1-3	\$3,600	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : South Side Of Building								
	Explanation : This Is Actually A Steel Egress Stair								
Parking/Driveway									
	Asphalt	100%			2039	* *			

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2036	\$3,800	5	\$100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : 400 Ampere Service								
Raceway								
Conduit	70%			2036	\$26,200	1		
Conduit	30%			2056	* *	1		
Panelboards								
Molded Case Bkrs	30%			2035	\$6,100	5	\$100	
Molded Case Bkrs	70%			2052	* *	5	\$300	

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Wiring									
	Thermoplastic	70%			2036	\$23,600	1		
	Thermoplastic	30%			2056	* *	1		
Motor Controllers									
	Locally Mounted	100%			2049	* *	5	\$100	
Ground									
Grounding Devices									
	Generic	100%			LIFE	* *	5	\$400	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Boiler Room									
Explanation : Location Noted									
Lighting									
Interior Lighting									
	LED	100%			2041	* *			
Egress Lighting									
	Emergency, Battery	40%			2036	\$9,800	10	\$1,400	
	Exit/Emergency Light Combo	10%			2041	* *			
	Exit, Battery	50%			2036	\$8,500	10	\$500	
Exterior Lighting									
	LED	25%			2041	* *			
	No Component	75%							
Alarm									
Security System									
	Generic	50%			2041	* *	1	\$2,700	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Interior And Exterior Spaces									
Explanation : CCTV Surveillance System									
	Generic	50%			2036	\$13,800	1	\$2,700	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Throughout The Building									
Explanation : Intrusion Alarm System									
Fire/Smoke Detection									
	Generic, Digital	100%			2046	* *	1-3	\$8,900	
Recent Installation, Extent : N/A, Area Affected : 100%									
Location : Throughout The Building									

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
Energy Source									
	Electricity	90%			2056	* *	1		
	Natural Gas	10%			2046	* *	1		

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Conversion Equipment								
	Hot Water Boiler	10%			2034	\$15,600	1	\$700	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Boiler Room							
		Explanation : One Electric Unit Provides Hot Water To Perimeter Baseboard Radiators In Community Room Only.							
	Hot Water Boiler	10%			2034	\$15,600	1	\$700	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Boiler Room							
		Explanation : One Gas Fired Unit Provides Hot Water To Perimeter Baseboard Radiators In Community Room Only.							
	Radiant Heater	10%			2031	\$38,200	2	\$700	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Exits, Corridors, Toilet Rooms							
		Explanation : Electric Unit Heaters And Baseboard Heaters							
	No Component	70%							
		Other Observation, Extent : N/A, Area Affected : 0%							
		Location :							
		Explanation : Reported Under Air Conditioning							
Distribution									
	Hot Wtr Piping/Pump	20%			2035	\$1,900	4	\$200	
	No Component	80%							
Terminal Devices									
	Convactor/Radiator	20%			2034	\$7,200	1	\$900	
	No Component	80%							
Controls									
	Under Construction	100%							
Air Conditioning									
	Energy Source								
	Electricity	100%			2052	* *	1		
Conversion Equipment									
	Heat Pump Air Sourced	10%			2041	* *	2	\$100	
		R-410a Refrigerant, Extent : Light, Area Affected : 100%							
		Location : Classrooms, Offices							
		Recent Installation, Extent : N/A, Area Affected : 100%							
		Location : Classrooms, Offices							
	Ext Pkg Unit - Heating/Cooling	70%			2046	* *	2	\$600	
		R-410a Refrigerant, Extent : Light, Area Affected : 100%							
		Location : Roof							
		Recent Installation, Extent : N/A, Area Affected : 100%							
		Location : Roof							
	Split Unit	20%			2041	* *			
		R-410a Refrigerant, Extent : Light, Area Affected : 100%							
		Location : Elevator Machine Room, Community Room, Education Rooms							

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.  
Maintenance \$ are aggregated over a ten-year period. Site specific 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			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Heat Rejection								
	Air Cooled Condenser Unit	10%			2041	* *	2	\$1,000	
	No Component	90%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$12,800	
	Exhaust Fans								
	Interior	10%			2031	\$6,500	2		
	Roof	90%			2046	* *	2	\$400	
	Recent Installation, Extent : N/A, Area Affected : 100%								
	Location : Roof								
	Energy Recovery Ventilator								
	Generic	100%			2041	* *			
	Recent Installation, Extent : N/A, Area Affected : 100%								
	Location : Roof								
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2036	\$188,300	1		
	Water Heater With Tanks								
	Gas Fired	100%			2031	\$17,300	2		
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Boiler Room								
	Explanation : One Unit, 32mbh 29 Gallons								
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Blockage /Clogged, Extent : Light, Area Affected : 10%								
	Location : 1st Floor								
	Sump Pump(s)								
	Submersible	100%			2029	\$500	4	\$500	
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE	* *			
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : From 1st To 2nd Floor								
	Explanation : One Unit								
Fire Suppression									
	Sprinkler								
	No Component	95%							
	Generic	5%			2056	* *	1-2	\$200	

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

Print Date : 12-Aug-2025

**NEW YORK PUBLIC LIBRARY - FY 2026**

**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** : 30-May-2024 **Landmark Status** : NONE  
**Areas Surveyed** : Roof, Floors 1  
**Block** : 5848 **Lot** : 1729 **BIN** : 2084790

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	\$65,200	
Mechanical		\$127,900
<b>Total</b>	<b>\$65,200</b>	<b>\$127,900</b>
Importance Code A	\$65,200	
Importance Code B		\$127,900
<b>Total</b>	<b>\$65,200</b>	<b>\$127,900</b>

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$39,500	\$2,400		\$4,900
Interior Architecture	\$46,000		\$300	\$3,400
Electrical	\$700	\$900	\$800	\$700
Mechanical	\$8,200	\$400	\$2,700	\$400
Site Enclosure	\$1,100			
<b>Total</b>	<b>\$95,500</b>	<b>\$3,700</b>	<b>\$3,800</b>	<b>\$9,500</b>
Importance Code A	\$39,900	\$2,800	\$400	\$5,300
Importance Code B	\$16,800	\$900	\$3,200	\$4,200
Importance Code C	\$38,800		\$200	
<b>Total</b>	<b>\$95,500</b>	<b>\$3,700</b>	<b>\$3,800</b>	<b>\$9,500</b>



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

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	100%	Now	\$65,200	LIFE	**	5	\$15,600	
Water Penetration, Extent : Moderate, Area Affected : 30%								
Location : North And East Walls								
Windows								
Aluminum	100%			2057	**	5	\$300	
Parapets								
Cast Stone/Terra Cotta	5%			LIFE	**	5	\$1,200	
Masonry: Brick	32%			LIFE	**	5	\$1,000	
Masonry: Brick	8%	Now	\$15,300	LIFE	**	5	\$200	1
Diagonal Cracks, Extent : Severe, Area Affected : 100%								
Location : End Of Parapet Wall At Rear Of Flat Roof								
Metal Rail	15%			2040	**	5-10	\$8,100	
Metal: Cage/Fence	40%	Now	\$14,500	2055	**	5	\$3,900	
Deformed/Dented, Extent : Severe, Area Affected : 20%								
Location : Low Roof Area Around Mechanical Equipment								
Roof								
Asphalt Shingle	80%			2038	**	10	\$2,400	
Roll Roofing	20%	Now	\$9,500	2034	\$23,800	5	\$3,000	
Blisters, Extent : Severe, Area Affected : 30%								
Location : Roof								
Deteriorated Finish, Extent : Severe, Area Affected : 60%								
Location : Throughout								
Ponding, Extent : Severe, Area Affected : 20%								
Location : Throughout								
Soffits								
Wood	100%			2048	**	5		
Interior								
Floors								
Carpet	94%	Now	\$6,100	2034	\$122,700	3	\$10,300	
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Community Room, Locker Room								
Other Observation, Extent : Severe, Area Affected : 2%								
Location : 1st Floor Of Library								
Explanation : Ground Water Penetration								
Ceramic Tile	3%			2044	**	5	\$200	
Vinyl Tile	3%	4+	\$1,800	2045	**	3	\$100	
Worn/Erode, Extent : Moderate, Area Affected : 30%								
Location : Interior Offices. Book Carts Have Damaged Floors, Office Work Room, Staff Room								

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



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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Interior Walls									
	Ceramic Tile	2%			2044	* *	5	\$400	
	Concrete Masonry Unit	90%	Now	\$34,800	LIFE	* *	5	\$7,300	
		Water Penetration, Extent : Moderate, Area Affected : 50%							
		Location : At South And East Walls							
	Wood	8%	Now	\$2,900	LIFE	* *	5	\$6,500	
		Water Penetration, Extent : Moderate, Area Affected : 10%							
		Location : Water Damage At Base Of Wood Walls In Children Reading Area							
Ceilings									
	AcousTileConcealSpLn	15%	Now	\$400	2048	* *	5	\$700	
		Water Penetration, Extent : Moderate, Area Affected : 10%							
		Location : Office Area, Work Room, Manager Office							
	Exposed Struc: Wood	80%			LIFE	* *			
	Wood	5%			LIFE	* *	5	\$3,200	
Site Enclosure									
Fence/Gates									
	Chain Link	20%			2055	* *			
	Iron Picket	80%			2070	* *			
Free Standing Walls									
	Masonry: Brick	100%	Now	\$1,100	2055	* *			
		Joint Mortar Miss/Erode, Extent : Severe, Area Affected : 10%							
		Location : Concrete Copings At Top Of Wall Need Caulking							
Retaining Walls									
	Cast in Place Concrete	100%			2055	* *			
Site Pavements									
Public Sidewalk									
	Cast in Place Concrete	100%			2048	* *			
On-Site Walkways									
	Cast in Place Concrete	100%			2048	* *			

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Service Equipment									
	Fused Disc Sw	100%			2035	\$3,800	5		
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Electrical Room									
Explanation : Main Service Disconnnnect Switch Rated At 200 Amperes.									
Switchgear / Switchboard									
	Fused Disc Sw	100%			2035	\$44,000	5		
Raceway									
	Conduit	100%			2035	\$37,400	1		
Panelboards									
	Fused Disc Sw	5%			2034	\$1,000	5		
	Molded Case Bkrs	95%			2034	\$19,200	5	\$200	

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

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Wiring								
	Thermoplastic	100%			2035	\$33,800	1		
	Motor Controllers								
	Locally Mounted	100%			2033	\$24,200	5	\$100	
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$100	
Lighting									
	Interior Lighting								
	LED	100%			2043	* *			
	Egress Lighting								
	Emergency, Battery	50%			2043	* *	10	\$900	
	Exit, Service	50%			2043	* *	1		
	Exterior Lighting								
	LED	10%			2043	* *			
	No Component	90%							
Alarm									
	Security System								
	Generic	100%			2040	* *	1	\$2,800	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Reading Areas, Outside Perimeter								
	Explanation : CCTV Surveillance Cameras								
	Fire/Smoke Detection								
	Generic, Digital	100%			2040	* *	1-3	\$4,600	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Throughout								
	Explanation : Strobes Lights, Alarm Bells, Horns, Smoke Detector, Manual Pull Stations.								

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%			2055	* *	1		
	Conversion Equipment								
	Furnace	100%			2035	\$23,700	1	\$3,700	
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$4,200	
	Controls								
	Electrical	100%			2033	\$42,300			
Air Conditioning									
	Energy Source								
	Electricity	100%			2051	* *	1		
	Conversion Equipment								
	Ext Pkg Unit - Heating/Cooling	100%			2035	\$127,900	2	\$500	

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Heat Rejection								
	Air Cooled Condenser Unit	100%			2035	\$22,000	2	\$5,200	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Roof							
		Explanation : 2 Units							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%	0-2	\$6,700	LIFE	* *	2-5	\$4,200	
		Leak Evident, Extent : Moderate, Area Affected : 10%							
		Location : First Floor. Report Of Condensation Dripping Down Through The Supply Grid							
Exhaust Fans									
	Interior	100%			2040	* *	2	\$200	
Plumbing									
	H/C Water Piping								
	Galvanized Steel	100%			2048	* *	1		
	Water Heater With Tanks								
	Electric	20%			2033	\$4,800	4		
		Other Observation, Extent : Light, Area Affected : 20%							
		Location : Restroom							
		Explanation : One 5 Gallon							
	Gas Fired	80%			2033	\$13,900	2		
		Other Observation, Extent : Light, Area Affected : 80%							
		Location : Mechanical Room							
		Explanation : One 40 Gallon							
Sanitary Piping									
	Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping									
	Cast Iron	100%			LIFE	* *	1		
Fixtures									
	Generic	100%							

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

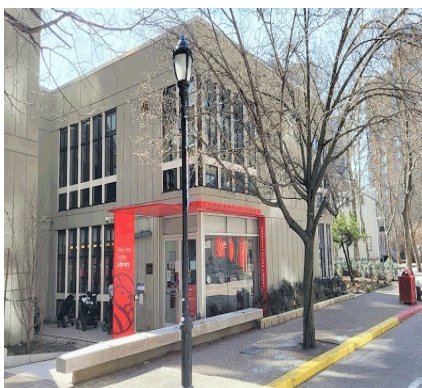
Print Date : 12-Aug-2025

**NEW YORK PUBLIC LIBRARY - FY 2026**

**Asset Name** : ROOSEVELT ISLAND BRANCH LIBRARY  
**Address** : 504 MAIN STREET  
**Borough** : MANHATTAN **Agency's Number** : LEASE 2035  
**Program / Asset #** : NPL0R04.000 / 15420 **Yr Built/Renovated** : 2021 /  
**Area Sq Ft** : 15,743 **Project Type** : NEW YORK PUBLIC LIBRARY  
**Date of Survey** : 16-Mar-2023 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1  
**Block** : 1373 **Lot** : 1 **BIN** : 1083215

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture		\$75,200
<b>Total</b>		<b>\$75,200</b>
Importance Code A		\$75,200
<b>Total</b>		<b>\$75,200</b>

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture			\$31,000	\$6,000
Interior Architecture	\$47,500	\$1,200		
Electrical	\$1,800	\$1,500	\$1,500	\$2,200
Mechanical	\$5,500	\$3,200	\$11,500	\$3,600
<b>Total</b>	<b>\$54,700</b>	<b>\$5,900</b>	<b>\$44,000</b>	<b>\$11,800</b>
Importance Code A	\$800	\$800	\$31,800	\$7,000
Importance Code B	\$53,900	\$4,200	\$12,200	\$4,800
Importance Code C		\$1,000		
<b>Total</b>	<b>\$54,700</b>	<b>\$5,900</b>	<b>\$44,000</b>	<b>\$11,800</b>



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

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

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

**NEW YORK PUBLIC LIBRARY - 035**  
**ROOSEVELT ISLAND BRANCH LIBRARY**  
**Asset # : 15420**

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component	% of	Fail Date	Estimated Cost	Year	Estimated Cost	Cycle	Estimated Cost	Priority
	Type	Total	(Years)		FY		(Yrs)		
Exterior									
	Exterior Walls								
	Pre-Cast Concrete	90%			LIFE	* *	5	\$75,200	
	Window Wall	10%			2054	* *	5	\$9,600	
	Windows								
	Aluminum	100%			2050	* *	5	\$12,000	
	Parapets								
	Metal Panel	5%			2054	* *	5	\$900	
	Pre-Cast Concrete	95%			LIFE	* *	5	\$29,200	
	Roof								
	Single Ply Membrane	100%			2039	* *	10	\$20,800	
		Blisters, Extent : Light, Area Affected : 2%							
		Location : Library Roof							
	Soffits								
	Metal Panel	100%			2054	* *	5-10	\$18,100	
Interior									
	Floors								
	Ceramic Tile	2%			2043	* *	5	\$500	
	Cork Tile	98%	4+	\$47,200	2054	* *	5	\$10,100	
		Worn/Erode, Extent : Moderate, Area Affected : 5%							
		Location : Near Exterior Doors							
	Interior Walls								
	Ceramic Tile	5%			2043	* *	5	\$2,000	
	Glass: Single Pane	85%			LIFE	* *	5	\$25,500	
	Gypsum Board	10%			LIFE	* *	5	\$2,400	
	Ceilings								
	AcousTileSusp.Lay-In	2%			2047	* *	5	\$400	
	Exposed Struc: Concrete	95%			LIFE	* *	5	\$3,300	
	Gypsum Board	3%			LIFE	* *	5	\$800	
Site Pavements									
	Public Sidewalk								
	Pavers/Stone	100%			2043	* *			
	On-Site Walkways								
	Cast in Place Concrete	100%			2047	* *			

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%			2060	* *	5	\$400		
Other Observation, Extent : Light, Area Affected : 100%									
Location : Electrical Room Basement									
Explanation : One 300 Ampere Main Disconnect Switch									

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

**NEW YORK PUBLIC LIBRARY - 035**  
**ROOSEVELT ISLAND BRANCH LIBRARY**  
**Asset # : 15420**

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Transformers								
	Dry Type	100%			2051	* *	5	\$100	
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Electrical Room Basement						
			Explanation : One 75 Kilovolt Ampere 208/120 Volts Primary - 480 Volts Secondary						
	Switchgear / Switchboard								
	Molded Case Bkrs	100%			2060	* *	5	\$400	
	Raceway								
	Conduit	100%			2060	* *	1		
	Panelboards								
	Fused Disc Sw	5%			2056	* *	5		
	Molded Case Bkrs	95%			2056	* *	5	\$400	
	Wiring								
	Thermoplastic	100%			2060	* *	1		
	Motor Controllers								
	Locally Mounted	100%			2051	* *	5	\$100	
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$200	
Lighting									
	Interior Lighting								
	LED	100%			2042	* *			
	Egress Lighting								
	Emergency, Battery	50%			2042	* *	10	\$1,900	
	Exit, LED	50%			2069	* *	1		
	Exterior Lighting								
	LED	30%			2042	* *			
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Wall Perimeter Outside						
			Explanation : The Exterior Lighting The Church Will Be Responsible						
	No Component	70%							
Alarm									
	Security System								
	Generic	100%			2042	* *	1	\$5,900	
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Exit Doors, Reading Areas, Inside And Outside The Building						
			Explanation : CCTV Surveillance Camera And Intrusion Alarm						
	Fire/Smoke Detection								
	Generic, Digital	100%			2042	* *	1-3	\$10,000	
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Throughout The Building						
			Explanation : Strobe Lights, Horns, Alarm Bell, Smoke Detectors, Pull Boxes And Fire Alarm Panel						

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

*Estimates are rounded to the nearest hundred dollars.*

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

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

**NEW YORK PUBLIC LIBRARY - 035**  
**ROOSEVELT ISLAND BRANCH LIBRARY**  
**Asset # : 15420**

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2054	**	1		
	Conversion Equipment								
	Hot Water Boiler	100%			2047	**	1	\$7,800	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Basement								
	Explanation : 4 Wall Mounted Hot Water Boilers								
	Distribution								
	Hot Wtr Piping/Pump	100%			2050	**	4	\$800	
	Terminal Devices								
	Convactor/Radiator	100%			2047	**	1	\$5,100	
Air Conditioning									
	Conversion Equipment								
	Ext Pkg Unit - Heating/Cooling	100%			2039	**	2	\$1,000	
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2	\$20,500	
	Heat Rejection								
	Dry Cooler	100%			2039	**	2	\$11,000	
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$8,800	
	Exhaust Fans								
	Roof	100%			2039	**	2	\$500	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2054	**	1		
	Sanitary Piping								
	Cast Iron	100%			LIFE	**	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1		
	Sewage Ejector(s)								
	Electric	100%			2039	**	4	\$900	
	Backflow Preventer								
	Generic	100%			2039	**	1	\$1,000	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Basement								
	Explanation : Reduced Pressure Zone On Sprinkler Main								
	Fixtures								
	Generic	100%							
	Tankless Water Heater(POU)								
	Gas Fired	100%			2032	\$32,900	2	\$1,300	
Fire Suppression									
	Sprinkler								
	Generic	100%			2054	**	1-2	\$4,400	

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

**NEW YORK PUBLIC LIBRARY - 035**  
**ROOSEVELT ISLAND BRANCH LIBRARY**  
**Asset # : 15420**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System</b>	<b>Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
Fire Suppression								
Chemical System								
No Component		60%						
Generic		40%		2032	\$23,600	1-10	\$11,600	

*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 : 12-Aug-2025

**NEW YORK PUBLIC LIBRARY - FY 2026**

**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** : 18-Mar-2025 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3,4,Ph  
**Block** : 1920 **Lot** : 29 **BIN** : 1058276

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	\$264,000	\$422,600
Interior Architecture	\$57,700	\$666,400
Mechanical	\$1,106,300	\$1,057,600
<b>Total</b>	<b>\$1,428,000</b>	<b>\$2,146,500</b>
Importance Code A	\$264,000	\$422,600
Importance Code B	\$1,106,300	\$1,724,000
Importance Code C	\$57,700	
<b>Total</b>	<b>\$1,428,000</b>	<b>\$2,146,500</b>

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$72,200		\$18,500	
Interior Architecture	\$146,400		\$2,200	\$6,400
Electrical	\$4,400	\$3,500	\$4,800	\$3,800
Mechanical	\$91,900	\$10,000	\$40,500	\$10,400
Site Pavements	\$18,000			
Elevators/Escalators	\$14,900	\$14,900	\$14,900	\$14,900
<b>Total</b>	<b>\$347,800</b>	<b>\$28,400</b>	<b>\$80,800</b>	<b>\$35,500</b>
Importance Code A	\$74,200	\$1,900	\$20,400	\$1,900
Importance Code B	\$247,000	\$26,500	\$59,700	\$33,600
Importance Code C	\$26,700		\$800	
<b>Total</b>	<b>\$347,800</b>	<b>\$28,400</b>	<b>\$80,800</b>	<b>\$35,500</b>



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**NEW YORK PUBLIC LIBRARY - 035**  
**SCHOMBURG CENTER FOR RESEARCH IN BLACK CULTURE**  
**Asset # : 1925**

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Cast in Place Concrete	3%	Now	\$8,700	LIFE	* *	5	\$14,400	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
	Location : Corner Of Malcom X Boulevard And 135th Street								
	Exposed Reinforcement, Extent : Moderate, Area Affected : 5%								
	Location : Corner Of Malcom X Boulevard And 135th Street								
	Masonry: Brick Cavity	82%	Now	\$138,900	LIFE	* *	5	\$78,600	
	Efflorescence, Extent : Moderate, Area Affected : 20%								
	Location : East And West Facades And Stair A Bulkhead								
	Water Penetration, Extent : Moderate, Area Affected : 5%								
	Location : 4th Floor Stacks And Stairwell From 135th Street								
	Metal Panel	10%			2046	* *	5-10	\$65,900	
	Window Wall	5%	Now	\$12,900	2046	* *	5	\$9,000	
	Water Penetration, Extent : Moderate, Area Affected : 5%								
	Location : East Facade								
Windows									
	Aluminum	70%	Now	\$125,200	2044	* *	5	\$4,300	
	Air Infiltration, Extent : Severe, Area Affected : 50%								
	Location : Throughout								
	Glazing Clouded, Extent : Light, Area Affected : 2%								
	Location : North Facade Courtyard								
	Water Penetration, Extent : Severe, Area Affected : 30%								
	Location : East Facade Ribbon Windows								
	Weather Strip Missing, Extent : Severe, Area Affected : 50%								
	Location : 2nd Floor Windows								
	Other Observation, Extent : Moderate, Area Affected : 10%								
	Location : East Facade 3rd Floor								
	Explanation : Glazing Stained								
	Metal Louvers	12%			2039	* *	10	\$9,200	
	Steel	3%	Now	\$8,500	2035	\$28,200	5	\$2,300	
	Corrosion/Rusting, Extent : Moderate, Area Affected : 40%								
	Location : Stair Bulkheads								
	Worn/Erode, Extent : Moderate, Area Affected : 40%								
	Location : Stair Bulkheads								
	Wood	15%			2044	* *	5	\$18,500	

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

**NEW YORK PUBLIC LIBRARY - 035**  
**SCHOMBURG CENTER FOR RESEARCH IN BLACK CULTURE**  
**Asset # : 1925**

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Parapets									
	Concrete Masonry Unit	5%			LIFE	* *	5-10	\$1,100	
	Masonry: Brick Cavity	65%	0-2	\$5,600	LIFE	* *	5	\$2,700	
Efflorescence, Extent : Moderate, Area Affected : 2%									
Location : East And West Facades									
Miss/Damaged Flashings, Extent : Light, Area Affected : 5%									
Location : Penthouse									
Worn/Erode, Extent : Moderate, Area Affected : 15%									
Location : West Facade Above Bay Window									
	Metal Panel	5%			2046	* *	5	\$800	
	Metal Rail	25%	Now	\$35,700	2041	* *	5	\$7,400	
Corrosion/Rusting, Extent : Moderate, Area Affected : 20%									
Location : Parapets Above Langston Hughes Wing									
Deteriorated Finish, Extent : Moderate, Area Affected : 30%									
Location : Parapets Above Langston Hughes Wing									
Roof									
	Modified Bitumen	65%			2036		10	\$15,400	
	Single Ply Membrane	35%			2036		10	\$8,300	
Soffits									
	Aluminum Sunshades	30%			2039	* *	10		
Other Observation, Extent : N/A, Area Affected : 100%									
Location : South Facade									
Explanation : Location Noted									
	Metal/Glass Curt Wall	70%			LIFE	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Entrance Canopy									
Explanation : Steel Supports And Glass Insets									
Interior									

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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**NEW YORK PUBLIC LIBRARY - 035**  
**SCHOMBURG CENTER FOR RESEARCH IN BLACK CULTURE**  
**Asset # : 1925**

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Floors									
	Carpet	15%	Now	\$7,600	2035	\$153,000	3	\$12,800	
		Wrinkling, Extent : Severe, Area Affected : 5%							
		Location : 2nd Floor Collections Storage							
	Cast in Place Concrete	20%			LIFE	**	5	\$49,700	
		Cracking/Crumbling, Extent : Light, Area Affected : 5%							
		Location : Throughout							
	Ceramic Tile	5%			2039	**	5	\$2,800	
	Cork Tile	5%	Now	\$11,600	2046	**	5	\$1,200	
		Worn/Erode, Extent : Moderate, Area Affected : 40%							
		Location : 1st Floor Latimer Gallery							
	Marble Panels	5%			LIFE	**	5	\$4,300	
	Sheet Vinyl/Rubber	5%	Now	\$9,400	2036	\$188,600	5	\$2,100	
		Misaligned/Bulging, Extent : Moderate, Area Affected : 5%							
		Location : Stairs Between Langston Hughes And Landmark Buildings							
	Terrazzo	10%			LIFE	**	5	\$8,900	
	Vinyl Tile	30%	Now	\$9,600	2036	\$477,800	3	\$6,400	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 2%							
		Location : Corridors							
		Cracking/Crumbling, Extent : Light, Area Affected : 1%							
		Location : Basement Corridor							
	Wood	5%			2051	**	5	\$5,300	
Interior Walls									
	Ceramic Tile	5%			2039	**	5	\$1,500	
	Concrete Masonry Unit	20%	Now	\$57,700	LIFE	**	5	\$2,400	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : 4th Floor							
		Efflorescence, Extent : Moderate, Area Affected : 10%							
		Location : 4th Floor							
	Gypsum Board	55%			LIFE	**	5-10	\$28,300	
	Metal Panel	5%			LIFE	**	10	\$700	
	Plaster	10%			LIFE	**	5-10	\$2,600	
	Wood	5%			LIFE	**	5	\$12,100	

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**NEW YORK PUBLIC LIBRARY - 035**  
**SCHOMBURG CENTER FOR RESEARCH IN BLACK CULTURE**  
**Asset # : 1925**

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Ceilings									
	AcousTileConcealSpLn	10%			2041	**	5	\$7,100	
	AcousTileConcealSpLn	15%			2041	**	5	\$10,700	
	AcousTileSusp.Lay-In	20%	0-2	\$19,200	2041	**	5	\$5,700	
Broken/Missing Elements, Extent : Moderate, Area Affected : 1%									
Location : 1st Floor Office									
Staining/Discoloring, Extent : Moderate, Area Affected : 10%									
Location : Back Of House And Offices Throughout									
Worn/Erode, Extent : Moderate, Area Affected : 10%									
Location : Throughout									
	Exposed Struc: Concrete	25%			LIFE	**	5-10	\$17,800	
	Exposed Struc: Steel	5%			LIFE	**	10	\$5,700	
	Gypsum Board	15%	Now	\$3,000	LIFE	**	5	\$10,700	
Loose/Delam Surface, Extent : Moderate, Area Affected : 2%									
Location : Entry Lobby Area									
	Metal Panel	5%			LIFE	**	5	\$7,100	
	Plaster	5%			LIFE	**	5-10	\$4,900	
Site Enclosure									
Fence/Gates									
	Chain Link	60%			2046	**			
	Iron Picket	40%			2056	**			
Retaining Walls									
	Masonry: Brick	100%			2046	**			
Site Pavements									
Public Sidewalk									
	Cast in Place Concrete	60%			2041	**			
	Pavers/Stone	40%	Now	\$15,100	2039	**			
Misaligned/Bulging, Extent : Moderate, Area Affected : 2%									
Location : At East Facade Of Building									
On-Site Walkways									
	Cast in Place Concrete	100%			2041	**			
Activity Yard									
	Pavers/Stone	100%	Now	\$2,900	2039	**			
Misaligned/Bulging, Extent : Moderate, Area Affected : 20%									
Location : Interior Courtyard									

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

Under 600 Volts

*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**  
**SCHOMBURG CENTER FOR RESEARCH IN BLACK CULTURE**  
**Asset # : 1925**

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Service Equipment									
	Fused Disc Sw	60%			2062	* *	5	\$100	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Auditorium Building Electrical Room									
Explanation : One 2,000 Ampere Main Disconnect Switch									
	Fused Disc Sw	40%			2036	\$3,100	5	\$100	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Main Building Electrical Room									
Explanation : One 2,000 Ampere Main Disconnect Switch									
Transformers									
	Dry Type	100%			2049	* *	5	\$100	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Roof For A C I, Main Electrical Room									
Explanation : 150 Kva And 45 Kva Rated Capacities									
Switchgear / Switchboard									
	Fused Disc Sw	50%			2036	\$22,000	5	\$100	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Main Building Electrical Room									
Explanation : 3 Sections									
	Fused Disc Sw	50%			2056	* *	5	\$100	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Auditorium Building Electrical Room									
Explanation : 2 Sections									
Raceway									
	Conduit	60%			2036	\$22,400	1		
	Conduit	40%			2056	* *	1		
Panelboards									
	Fused Disc Sw	3%			2035	\$900	5		
	Fused Disc Sw	2%			2052	* *	5		
	Molded Case Bkrs	55%			2035	\$16,700	5	\$600	
	Molded Case Bkrs	40%			2052	* *	5	\$400	
Wiring									
	Thermoplastic	60%			2036	\$20,300	1		
	Thermoplastic	40%			2056	* *	1		
Motor Controllers									
	Locally Mounted	10%			2049	* *	5		
	Motor Control Center	80%			2049	* *	5	\$800	
	Variable Frequency Drive	10%			2053	* *			
Ground									
Grounding Devices									
	Generic	100%			LIFE	* *	5	\$1,100	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Main Building Pump Room									
Explanation : Location Noted									

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**  
**SCHOMBURG CENTER FOR RESEARCH IN BLACK CULTURE**  
**Asset # : 1925**

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

**Lighting**

## Interior Lighting

LED	40%		2041		**				
LED	60%		2044		**				

## Egress Lighting

Emergency, Battery	40%		2036	\$25,900	10			\$3,700	
Exit/Emergency Light Combo	10%		2036	\$3,200					
Exit, Service	10%		2031	\$1,300	1				
Exit, Battery	40%		2041	**	10			\$1,000	

## Exterior Lighting

HID	15%		2036	\$27,000	10				
LED	10%		2041	**					
No Component	75%								

**Alarm**

## Security System

Generic	100%		2041	**	1			\$14,200	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>									
<i>Location : Throughout The Building</i>									
<i>Explanation : Surveillance Camera CCTV</i>									

## Fire/Smoke Detection

Generic, Digital	100%		2041	**	1-3			\$23,400	
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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%		2056	**	1				
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## Conversion Equipment

Furnace	15%		2036	\$18,000	1			\$2,800	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>									
<i>Location : Lower Roofs</i>									
<i>Explanation : Two Units</i>									

Hot Water Boiler	85%		2049	**	1			\$16,000	
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*Other Observation, Extent : N/A, Area Affected : 100%*  
*Location : Penthouse - Boiler Room*  
*Explanation : Two Units*

## Distribution

Hot Wtr Piping/Pump	85%	Now	\$1,400	2052	**	4		\$1,600	
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*Leak Evident, Extent : Light, Area Affected : 5%*  
*Location : Basement - Air Handling Units 5 And 6, Mechanical Room*

No Component	15%								
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**NEW YORK PUBLIC LIBRARY - 035**  
**SCHOMBURG CENTER FOR RESEARCH IN BLACK CULTURE**  
**Asset # : 1925**

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Terminal Devices								
	Convactor/Radiator	20%			2049	* *	1	\$2,500	
	Unit Heater - Hot Water	5%			2031	\$11,400			
	No Component	75%							
	Other Observation, Extent : N/A, Area Affected : 0%								
	Location :								
	Explanation : Reported Under Air Conditioning								
Controls									
	Digital	100%	Now	\$55,300	2029	\$1,106,300			
	Malfunctioning, Extent : Light, Area Affected : 10%								
	Location : Various Locations								
Air Conditioning									
	Energy Source								
	Electricity	100%			2052	* *	1		
	Conversion Equipment								
	Heat Pump Water Sourced	5%			2034	\$33,600			
	R-410a Refrigerant, Extent : Light, Area Affected : 100%								
	Location : 3rd Floor Archive								
	Reciprocating Compr/Chiller	70%			2036	\$397,800	1	\$12,300	
	R-410a Refrigerant, Extent : Light, Area Affected : 100%								
	Location : Penthouse - Chiller Room								
	Ext Pkg Unit - Heating/Cooling	15%			2036	\$97,100	2	\$400	
	R-410a Refrigerant, Extent : Light, Area Affected : 100%								
	Location : Lower Roofs								
	Split Unit	10%			2041	* *			
	R-410a Refrigerant, Extent : Light, Area Affected : 100%								
	Location : Various Galleries, Archives, Telecom Room								
Distribution									
	CW & CHW Wtr Pipe/Pump	65%			2046	* *	4	\$1,200	
	No Component	35%							
Terminal Devices									
	Air Handler/Cool/Ht	65%			2036	\$485,800	1	\$15,300	
	No Component	35%							
Heat Rejection									
	Air Cooled Condenser Unit	10%			2036	\$11,200	2	\$2,600	
	Water Cooling Tower	70%	2-4	\$2,700	2037	* *	2	\$21,400	
	Corroded, Extent : Light, Area Affected : 5%								
	Location : Roof								
	No Component	20%							
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**  
**SCHOMBURG CENTER FOR RESEARCH IN BLACK CULTURE**  
**Asset # : 1925**

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation									
Distribution									
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$33,500	
Exhaust Fans									
	Interior	45%			2036	\$76,900	2	\$500	
	Roof	50%			2036	\$37,400	2	\$600	
	Wall Unit	5%			2036	\$800	2	\$100	
Plumbing									
H/C Water Piping									
	Brass/Copper	80%			2046	**	1		
	Galvanized Steel	20%	0-2	\$2,000	2041	**	1		
Corroded, Extent : Moderate, Area Affected : 5%									
Location : Basement - Pump Room									
Water Heater With Tanks									
	Electric	30%			2029	\$21,600	4		
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Basement - Pump Room Under Auditorium Stage									
Explanation : One Unit, 4.5kwt 50 Gallons									
	Gas Fired	69%			2034	\$35,900	2		
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Penthouse - Boiler Room									
Explanation : One Unit, 199mbh 119 Gallons									
	Gas Fired	1%			2029	\$500	2		
Abandoned in Place, Extent : Light, Area Affected : 100%									
Location : Penthouse - Boiler Room									
Sanitary Piping									
	Cast Iron	100%			LIFE	**	1		
Storm Drain Piping									
	Cast Iron	100%			LIFE	**	1		
Sump Pump(s)									
	Submersible	100%			2029	\$1,200	4	\$1,200	
Sewage Ejector(s)									
	Electric	100%			2036	\$20,200	4	\$2,300	
Fixtures									
	Generic	100%							
Booster Pump w/Tank									
	Generic	100%	0-2	\$700	2031	\$36,700	1	\$14,900	
Corroded, Extent : Light, Area Affected : 100%									
Location : Basement - Pump Room									
Vertical Transport									
Elevators									
	Geared Traction	100%			LIFE	**			
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Basement To 4th Floor									
Explanation : Two Units									
Fire Suppression									

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

**NEW YORK PUBLIC LIBRARY - 035**  
**SCHOMBURG CENTER FOR RESEARCH IN BLACK CULTURE**  
**Asset # : 1925**

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fire Suppression									
Standpipe									
	No Component	20%							
	Generic	80%	Now	\$2,800	2046	* *	1-5	\$10,800	
Leak Evident, Extent : Light, Area Affected : 5%									
Location : Basement - East Pump Room									
No Backflow Preventer, Extent : Light, Area Affected : 100%									
Location : Basement - East Pump Room									
Sprinkler									
	No Component	20%							
	Generic	80%	Now	\$8,500	2046	* *	1-2	\$7,400	
Leak Evident, Extent : Light, Area Affected : 5%									
Location : Basement - West Pump Room									
No Backflow Preventer, Extent : Light, Area Affected : 100%									
Location : Basement - West Pump Room									
Fire Pump									
	Generic	100%			2039	* *	1	\$7,100	

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

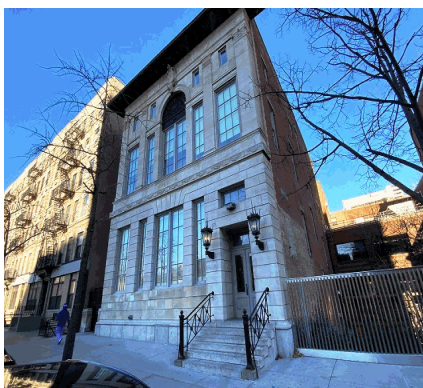
Print Date : 12-Aug-2025

**NEW YORK PUBLIC LIBRARY - FY 2026**

**Asset Name** : SCHOMBURG CENTER FOR RESEARCH MCKINN BLDG.  
**Address** : 103 W 135TH STREET @ MALCOLM X BOULEVARD  
**Borough** : MANHATTAN **Agency's Number** : N/A  
**Program / Asset #** : NPL0002.010 / 2824 **Yr Built/Renovated** : 1905 / 2006  
**Area Sq Ft** : 27,540 **Project Type** : NEW YORK PUBLIC LIBRARY  
**Date of Survey** : 13-Dec-2021 **Landmark Status** : EXTERIOR LANDMARK  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3  
**Block** : 1920 **Lot** : 29 **BIN** : 1058276

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	\$755,000	\$421,900
Interior Architecture		\$56,900
Electrical		\$539,900
Mechanical	\$877,900	\$211,300
<b>Total</b>	<b>\$1,632,800</b>	<b>\$1,230,000</b>
Importance Code A	\$755,000	\$551,800
Importance Code B	\$877,900	\$621,300
Importance Code C		\$56,900
<b>Total</b>	<b>\$1,632,800</b>	<b>\$1,230,000</b>

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$2,200	\$36,100		
Interior Architecture	\$34,900	\$8,400	\$6,600	
Electrical	\$3,100	\$38,400	\$2,600	\$3,100
Mechanical	\$2,200	\$4,100	\$13,600	\$2,200
Site Enclosure				
Site Pavements	\$4,900			
Elevators/Escalators	\$7,200	\$7,200	\$7,200	\$7,200
<b>Total</b>	<b>\$54,600</b>	<b>\$94,200</b>	<b>\$30,000</b>	<b>\$12,500</b>
Importance Code A	\$3,600	\$37,500	\$1,400	\$1,400
Importance Code B	\$12,500	\$56,700	\$28,600	\$11,100
Importance Code C	\$38,500			
<b>Total</b>	<b>\$54,600</b>	<b>\$94,200</b>	<b>\$30,000</b>	<b>\$12,500</b>



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

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

**Asset # : 2824**

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	70%	Now	\$535,500	LIFE	**	5	\$58,600	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 5%							
	Location : Alley Facade							
	Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 30%							
	Location : Throughout							
Masonry: Limestone	30%	Now	\$219,500	LIFE	**	5	\$18,800	
	Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 10%							
	Location : Throughout							
Windows								
Wood	100%			2041	**	5	\$172,100	
Parapets								
Masonry: Brick	20%			LIFE	**	5	\$4,200	
Masonry: Limestone	5%			LIFE	**	5	\$1,300	
Metal Cornice	25%			2048	**	10	\$17,100	
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : South Facade							
	Explanation : This Component Is Actually Copper Cornice							
Metal Rail	50%			2046	**	5-10	\$191,200	
Roof								
Cement - Fiber Panel	25%			2042	**	5	\$4,400	
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Sloped Roof							
	Explanation : Composite Roofing To Represent Clay Tile							
Modified Bitumen	75%			2038	**	10	\$19,000	
Soffits								
Copper/Terne	100%			2053	**	10	\$6,600	
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Roof Overhang							
	Explanation : Roof Overhang							
Interior								
Floors								
Carpet	20%			2032	\$218,700	3	\$16,700	
Cast in Place Concrete	5%			LIFE	**	5	\$6,100	
Ceramic Tile	5%			2042	**	5	\$2,800	
Sheet Vinyl/Rubber	20%			2038	**	5	\$16,700	
Vinyl Tile	15%			2038	**	3	\$3,100	
Wood	35%			2061	**	5	\$36,600	
Interior Walls								
Ceramic Tile	5%			2042	**	5	\$8,200	
Gypsum Board	58%	0-2	\$29,500	LIFE	**	5	\$56,900	
	Water Penetration, Extent : Light, Area Affected : 5%							
	Location : 1st Floor Near Steps To Main Building Lobby							
Plaster	35%			LIFE	**	5	\$17,200	
Wood	2%			LIFE	**	5	\$13,100	

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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
	Ceilings								
	AcousTileConcealSpLn	25%			2046	* *	5	\$17,400	
	AcousTileSusp.Lay-In	20%			2046	* *	5	\$11,100	
	Exposed Struc: Steel	20%			LIFE	* *			
	Gypsum Board	35%			LIFE	* *	5	\$24,400	
Site Enclosure									
	Fence/Gates								
	Chain Link	80%			2033	\$6,700			
	Iron Picket	20%			2053	* *			
	Retaining Walls								
	Cast in Place Concrete	100%			2053	* *			
Site Pavements									
	Public Sidewalk								
	Cast in Place Concrete	100%			2038	* *			
	On-Site Walkways								
	Cast in Place Concrete	100%	Now	\$4,900	2038	* *			
	Cracking/Crumbling, Extent : Light, Area Affected : 40%								
	Location : Alley								

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2033	\$8,400	5	\$100	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Basement							
		Explanation : 1,200 Amperes							
	Switchgear / Switchboard								
	Fused Disc Sw	100%			2033	\$48,100	5	\$100	
	Raceway								
	Conduit	90%			2033	\$36,800	1		
	Conduit	10%			2053	* *	1		
	Panelboards								
	Molded Case Bkrs	100%			2041	* *	5	\$700	
	Wiring								
	Thermoplastic	80%			2033	\$29,600	1		
	Thermoplastic	20%			2053	* *	1		
	Motor Controllers								
	Locally Mounted	100%			2031	\$79,500	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.*

*Estimates are rounded to the nearest hundred dollars.*

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

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

**Lighting**

Interior Lighting

Fluorescent

95%

2033

\$324,200

10

\$24,000

*T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%*

*Location : Throughout*

Incandescent

5%

2033

\$19,900

2

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

*Location : Third Floor*

*Explanation : Downlights And Track Lights*

Egress Lighting

Emergency, Battery

50%

2033

\$25,700

10

\$3,300

Exit, LED

50%

2048

\*\*

1

Exterior Lighting

HID

25%

2028

\$35,700

10

No Component

75%

**Alarm**

Security System

Generic

100%

2033

\$57,400

1

\$10,300

Fire/Smoke Detection

Generic, Digital

100%

2033

\$78,800

1-3

\$17,500

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

**Heating**

Energy Source

Natural Gas

100%

2053

\*\*

1

Conversion Equipment

Furnace

60%

2038

\*\*

1

\$8,200

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

*Location : Roof Air Conditioning Units*

*Explanation : 2 Units*

Hot Water Boiler

40%

2031

\$129,900

1

\$5,500

Distribution

Hot Wtr Piping/Pump

20%

2032

\$13,400

4

\$400

No Component

80%

Terminal Devices

Convactor/Radiator

20%

2046

\*\*

1

\$1,800

No Component

80%

Controls

Digital

100%

2028

\$877,900

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

*Location : Throughout*

*Explanation : Connected To System At Main Schomberg Building*

**Air Conditioning**

Energy Source

Electricity

100%

2049

\*\*

1

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

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

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

**Asset # : 2824**

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Conversion Equipment								
	Ext Pkg Unit - Heating/Cooling Split Unit	85%			2038	* *	2	\$1,400	
		15%			2038	* *			
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2	\$35,800	
	Dehumidifier								
	Not Accessible	100%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$15,400	
	Exhaust Fans								
	Interior	60%			2033	\$81,300	2	\$500	
	Roof	40%			2033	\$23,700	2	\$300	
Plumbing									
	H/C Water Piping								
	Galvanized Steel	100%			2038	* *	1		
	Water Heater With Tanks								
	Electric	100%			2031	\$26,200	4		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Basement							
		Explanation : 25 Gallons							
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE	* *			
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Basement To 3rd Floor; Located In Langston Hughes Hall							
		Explanation : 1 Unit							
Fire Suppression									
	Standpipe								
	No Component	50%							
	Generic	50%			2053	* *	1-5	\$6,900	
	Sprinkler								
	No Component	75%							
	Generic	25%			2043	* *	1-2	\$1,900	

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

Print Date : 12-Aug-2025

**NEW YORK PUBLIC LIBRARY - FY 2026**

**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** : 25-Apr-2024 **Landmark Status** : NONE  
**Areas Surveyed** : Roof, Floors 1  
**Block** : 2878 **Lot** : 224 **BIN** : 2009005

**CAPITAL****Total**

Importance Code

**Total**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$20,600	\$600		\$7,200
Interior Architecture	\$13,900	\$500	\$500	
Electrical	\$300	\$300	\$300	\$3,700
Mechanical	\$1,400	\$1,000	\$3,800	\$42,500
Elevators/Escalators	\$7,200	\$7,200	\$7,200	\$7,200
<b>Total</b>	<b>\$43,400</b>	<b>\$9,600</b>	<b>\$11,800</b>	<b>\$60,500</b>
Importance Code A	\$20,800	\$1,100	\$200	\$7,700
Importance Code B	\$8,700	\$8,400	\$11,400	\$52,800
Importance Code C	\$13,900		\$300	
<b>Total</b>	<b>\$43,400</b>	<b>\$9,600</b>	<b>\$11,800</b>	<b>\$60,500</b>



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

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

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



**NEW YORK PUBLIC LIBRARY - 035**  
**SEDGWICK BRANCH LIBRARY**  
**Asset # : 13365**

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Cement - Fiber Panel	35%	2-4	\$16,200	2040	**			
		Cracking/Crumbling, Extent : Light, Area Affected : 10%							
		Location : Cracking Evident At Face Of Panels Along Side Wall							
	Concrete Masonry Unit	50%			LIFE	**	5	\$7,900	
	Metal Panel	15%			2055	**	5-10	\$25,900	
		Deformed/Dented, Extent : Light, Area Affected : 5%							
		Location : Rotunda Structure							
Windows									
	Aluminum	100%			2051	**	5	\$3,100	
Parapets									
	Concrete Masonry Unit	45%			LIFE	**	5	\$1,000	
	Metal Panel	3%			2055	**	5	\$200	
	Metal Rail	25%	Now	\$1,600	2048	**	5	\$3,300	
		Loose/Miss Fasteners, Extent : Severe, Area Affected : 20%							
		Location : Attached To Roof Parapet							
	Pre-Cast Concrete	2%			LIFE	**	5	\$200	
	Stucco Cement	25%			2048	**	5	\$1,200	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Second Floor							
		Explanation : This Component Is Actually Cement Fiber Board.							
Roof									
	Metal Panel	10%	Now	\$900	2048	**			
		Debris Present, Extent : Severe, Area Affected : 2%							
		Location : Entrance Canopy Drain Clogged With Debris							
		Water Penetration, Extent : Moderate, Area Affected : 2%							
		Location : Community Room							
	Modified Bitumen	90%	4+	\$1,800	2040	**			
		Debris Present, Extent : Moderate, Area Affected : 2%							
		Location : Rotunda Roof							
Soffits									
	Exposed Struc: Steel	100%			LIFE	**	5		
Interior									
Floors									
	Cast in Place Concrete	95%			LIFE	**	5	\$22,900	
	Ceramic Tile	5%			2044	**	5	\$600	
Interior Walls									
	Ceramic Tile	5%			2044	**	5	\$500	
	Concrete Masonry Unit	70%	Now	\$13,900	LIFE	**	5	\$2,900	
		Efflorescence, Extent : Moderate, Area Affected : 5%							
		Location : Stairwell 2nd Floor							
		Water Penetration, Extent : Moderate, Area Affected : 2%							
		Location : Stairwell 2nd Floor							
	Gypsum Board	20%			LIFE	**	5	\$1,300	
	Metal: Cage/Fence	5%			LIFE	**			

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

Estimates are rounded to the nearest hundred dollars.

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

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

**NEW YORK PUBLIC LIBRARY - 035**  
**SEDGWICK BRANCH LIBRARY**  
**Asset # : 13365**

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

## Interior

## Ceilings

AcousTileSusp.Lay-In	10%			2048	**	5	\$1,100	
Exposed Struc: Steel	85%			LIFE	**			
Gypsum Board	5%			LIFE	**	5	\$700	

## Site Enclosure

## Fence/Gates

Iron Picket	100%			2070	**			
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## Site Pavements

## Public Sidewalk

Cast in Place Concrete	100%			2048	**			
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## On-Site Walkways

Cast in Place Concrete	100%			2048	**			
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## Activity Yard

Cast in Place Concrete	100%			2048	**			
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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%			2055	**	5		
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*Other Observation, Extent : N/A, Area Affected : 100%*

*Location : Electrical Room*

*Explanation : Main Service Disconnect Switch Rated At 600 Amperes.*

## Switchgear / Switchboard

Fused Disc Sw	100%			2055	**	5		
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## Raceway

Conduit	100%			2055	**	1		
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## Panelboards

Molded Case Bkrs	100%			2051	**	5	\$200	
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## Wiring

Thermoplastic	100%			2055	**	1		
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## Ground

## Grounding Devices

Generic	100%			LIFE	**	5	\$100	
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## Lighting

## Interior Lighting

Fluorescent	40%			2040	**	10	\$2,700	
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*Other Observation, Extent : N/A, Area Affected : 100%*

*Location : Reading Areas*

*Explanation : Compact Fluorescent Lights*

Fluorescent	10%			2040	**	10	\$700	
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*Other Observation, Extent : N/A, Area Affected : 100%*

*Location : Community Room*

*Explanation : T-8 Lamps*

LED	50%			2043	**			
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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**  
**SEDGWICK BRANCH LIBRARY**  
**Asset # : 13365**

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

## Lighting

## Egress Lighting

Exit, LED

100%

2063

\* \*

1

## Alarm

## Security System

Generic

100%

2040

\* \*

1

\$2,800

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Reading Areas, Outside Perimeter**Explanation : CCTV Surveillance Camera*

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

## Heating

## Energy Source

Electricity

50%

2055

\* \*

1

*Other Observation, Extent : Light, Area Affected : 50%**Location : Both Floors**Explanation : For Electric Baseboard Radiators*

Natural Gas

50%

2055

\* \*

1

## Conversion Equipment

Furnace

50%

2040

\* \*

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%

2040

\* \*

2

\$1,700

## Distribution

Ductwork/Diffusers

100%

LIFE

\* \*

2-5

\$4,100

## Terminal Devices

Air Handler

50%

2040

\* \*

1

\$2,300

Convactor/Radiator

50%

2048

\* \*

1

\$1,200

## Controls

Electrical

100%

2030

\$41,500

## Air Conditioning

## Energy Source

Electricity

100%

2051

\* \*

1

## Conversion Equipment

Ext Pkg Unit -

Heating/Cooling

90%

2040

\* \*

2

\$400

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

Split Unit

10%

0-2

\$900

2040

\* \*

*Malfunctioning, Extent : Moderate, Area Affected : 100%**Location : Units Not Reliable*

## Distribution

Ductwork/Diffusers

90%

LIFE

\* \*

2

\$8,600

No Component

10%

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

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

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

**NEW YORK PUBLIC LIBRARY - 035**  
**SEDGWICK BRANCH LIBRARY**  
**Asset # : 13365**

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation									
Distribution									
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$4,100	
Exhaust Fans									
	Roof	5%			2035	\$700	2		
Other Observation, Extent : Moderate, Area Affected : 50%									
Location : Roof									
Explanation : 3 Unit Exhaust Fans On Roof									
	No Component	95%							
Plumbing									
H/C Water Piping									
	Galvanized Steel	100%			2048	* *	1		
Water Heater With Tanks									
	Not Accessible	100%							
Sanitary Piping									
	Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping									
	Cast Iron	100%			LIFE	* *	1		
Fixtures									
	Generic	100%							
Vertical Transport									
Elevators									
	Hydraulic	100%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 100%									
Location : 1st To 2nd Floor									
Explanation : One Unit									

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.  
Maintenance \$ are aggregated over a 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 : 12-Aug-2025

**NEW YORK PUBLIC LIBRARY - FY 2026**

**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** : 27-Jan-2025 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3,4  
**Block** : 311 **Lot** : 31 **BIN** : 1004053

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	\$544,200	\$58,200
Electrical		\$51,500
Mechanical	\$87,700	\$541,900
<b>Total</b>	<b>\$631,900</b>	<b>\$651,600</b>
Importance Code A	\$544,200	\$58,200
Importance Code B	\$87,700	\$593,400
<b>Total</b>	<b>\$631,900</b>	<b>\$651,600</b>

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$112,700			\$3,100
Interior Architecture	\$76,000		\$1,800	\$700
Electrical	\$2,500	\$1,800	\$2,100	\$2,200
Mechanical	\$23,900	\$2,600	\$7,000	\$2,500
Site Enclosure	\$27,400			
Site Pavements	\$10,600			
Elevators/Escalators	\$7,200	\$7,200	\$7,200	\$7,200
<b>Total</b>	<b>\$260,300</b>	<b>\$11,700</b>	<b>\$18,100</b>	<b>\$15,800</b>
Importance Code A	\$113,700	\$1,000	\$1,000	\$4,100
Importance Code B	\$79,500	\$10,700	\$15,700	\$11,700
Importance Code C	\$67,100		\$1,400	
<b>Total</b>	<b>\$260,300</b>	<b>\$11,700</b>	<b>\$18,100</b>	<b>\$15,800</b>



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

**NEW YORK PUBLIC LIBRARY - 035**  
**SEWARD PARK BRANCH LIBRARY**  
**Asset # : 4228**

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Copper/Terne	8%	2-4	\$45,300	2041	**			
	Corrosion/Rusting, Extent : Moderate, Area Affected : 20%							
	Location : Penthouse							
Masonry: Brick	42%	2-4	\$136,500	LIFE	**	5	\$32,700	
	Joint Mortar Miss/Erode, Extent : Light, Area Affected : 10%							
	Location : Former Party Wall. East Facade							
	Sidewalk Shed in Use, Extent : Moderate, Area Affected : 20%							
	Location : East Broadway Elevation							
Masonry: Brick	20%			LIFE	**	5	\$31,100	
Masonry: Granite	5%			LIFE	**	5	\$5,800	
Masonry: Limestone	25%	Now	\$116,500	LIFE	**	5	\$14,600	
	Broken/Missing Elements, Extent : Severe, Area Affected : 2%							
	Location : Window Sill At Third Floor							
Windows								
Metal Clad	15%			2035	\$58,200	5	\$6,200	
Wood	85%	Now	\$200,100	2061	**	5	\$28,200	1
	Dry Rot/Decay, Extent : Severe, Area Affected : 100%							
	Location : WIndow Rails, Trims And Glazing Lites							
	Unit Inoperable, Extent : Moderate, Area Affected : 20%							
	Location : Second Floor Toilet							
Parapets								
Copper/Terne	5%			2056	**	5	\$800	
Masonry: Brick	10%	0-2	\$800	LIFE	**	5	\$300	
	Joint Mortar Miss/Erode, Extent : Light, Area Affected : 5%							
	Location : East Facade							
Masonry: Limestone	77%	0-2	\$91,100	LIFE	**	5	\$3,000	
	Joint Mortar Miss/Erode, Extent : Severe, Area Affected : 10%							
	Location : Parapet Walls							
	Staining/Discoloring, Extent : Light, Area Affected : 20%							
	Location : Decorative Cornice							
Metal Panel	3%			2056	**	5	\$400	
Metal Rail	5%			2041	**	5-10	\$2,800	
Roof								
Metal Panel	3%			2041	**	10	\$700	
Roll Roofing	97%	Now	\$48,200	2038	**	5	\$10,200	
	Blisters, Extent : Severe, Area Affected : 70%							
	Location : Main Roof							
	Miss/Damaged Flashings, Extent : Severe, Area Affected : 10%							
	Location : Main Roof							
	Seams Open/Split, Extent : Severe, Area Affected : 10%							
	Location : Main Roof							

**Interior**

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

**NEW YORK PUBLIC LIBRARY - 035**  
**SEWARD PARK BRANCH LIBRARY**  
**Asset # : 4228**

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Floors									
	Cast in Place Concrete	5%			LIFE	**	5	\$6,400	
	Ceramic Tile	5%			2045	**	5	\$1,500	
	Marble Panels	5%	0-2	\$9,800	LIFE	**	5	\$1,100	
Cracking/Crumbling, Extent : Severe, Area Affected : 5%									
Location : Second Floor Stair Treads And Staff Entry Vestibule									
	Terrazzo	5%			LIFE	**	5	\$2,300	
	Vinyl Tile	10%			2041	**	3	\$1,100	
	Wood	70%			2071	**	5	\$38,700	
Recent Installation, Extent : N/A, Area Affected : 100%									
Location : First Floor, Second Floor									
Interior Walls									
	Ceramic Tile	5%			2039	**	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%	Now	\$12,700	LIFE	**	5	\$12,900	
Cracking/Crumbling, Extent : Severe, Area Affected : 2%									
Location : Third Floor Adult Library Area									
	Plaster	15%			LIFE	**	5-10	\$7,600	
Site Enclosure									
Fence/Gates									
	Chain Link	10%			2046	**			
	Iron Picket	75%	4+	\$3,900	2056	**			
Corrosion/Rusting, Extent : Light, Area Affected : 20%									
Location : Perimeter Fencing									
	Steel Pipe Rail	15%	Now	\$23,600	2066	**	5	\$1,700	
Broken/Missing Elements, Extent : Severe, Area Affected : 2%									
Location : Roof									
Corrosion/Rusting, Extent : Severe, Area Affected : 20%									
Location : Roof									
Loose/Miss Fasteners, Extent : Severe, Area Affected : 2%									
Location : Roof									
Free Standing Walls									
	Masonry: Brick	100%			2056	**			
Retaining Walls									
	Masonry: Fieldstone	100%			2046	**			
Other Observation, Extent : N/A, Area Affected : 100%									
Location : North, West And South Perimeter Walls									
Explanation : This Element Actually Granite Blocks									
Site Pavements									
Public Sidewalk									
	Cast in Place Concrete	100%			2049	**			

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**  
**SEWARD PARK BRANCH LIBRARY**  
**Asset # : 4228**

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

## Site Pavements

## On-Site Walkways

Cast in Place Concrete      55%    0-2      \$100    2041      \* \*

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

*Location : Refuse Storage Area Adjacent To Street, Areaway At Front*

Masonry: Granite      45%    0-2      \$200    LIFE      \* \*

*Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 15%*

*Location : Stair Landing At Staff Entrance*

## Activity Yard

Cast in Place Concrete      100%    2-4      \$10,300    2056      \* \*

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

*Location : Off East Broadway Entrance*

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

## Under 600 Volts

## Service Equipment

Fused Disc Sw      100%      2046      \* \*    5      \$100

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

*Location : Electrical Room Basement*

*Explanation : One 1,600 Ampere Main Disconnect Switch*

## Switchgear / Switchboard

Fused Disc Sw      100%      2046      \* \*    5      \$100

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

*Location : Electrical Room*

*Explanation : 3 Vertical Sections*

## Raceway

Conduit      100%      2046      \* \*    1

## Panelboards

Fused Disc Sw      5%      2044      \* \*    5

Molded Case Bkrs      95%      2044      \* \*    5      \$500

## Wiring

Thermoplastic      100%      2046      \* \*    1

## Motor Controllers

Locally Mounted      100%      2041      \* \*    5      \$100

## Ground

## Grounding Devices

Generic      100%      LIFE      \* \*    5      \$600

*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Basement Sprinkler Room*

*Explanation : Water Main Pipe Grounded*

## Lighting

## Interior Lighting

LED      100%      2044      \* \*

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



**NEW YORK PUBLIC LIBRARY - 035**  
**SEWARD PARK BRANCH LIBRARY**  
**Asset # : 4228**

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting									
	Egress Lighting								
	Emergency, Battery	50%			2044	* *	10	\$2,400	
	Exit, Battery	50%			2036	\$11,500	10	\$700	
	Exterior Lighting								
	HID	20%			2036	\$18,600	10		
	No Component	80%							
Alarm									
	Security System								
	Generic	50%			2036	\$18,700	1	\$3,700	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Reading Areas And Hallways							
		Explanation : CCTV Surveillance Cameras							
	Generic	50%			2036	\$18,700	1	\$3,700	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Reading Areas And Hallways And Exit Doors							
		Explanation : Intrusion Alarm And Motion Sensor							
	Fire/Smoke Detection								
	Generic, Digital	100%			2036	\$51,500	1-3	\$12,500	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors, Horns And Fire Alarm Panel							
Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2056	* *	1		
	Conversion Equipment								
	Furnace	70%			2036	\$43,500	1	\$6,800	
		Other Observation, Extent : Light, Area Affected : 70%							
		Location : Roof							
		Explanation : 3 Rooftop Package Units							
	Hot Water Boiler	30%			2049	* *	1	\$2,900	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement Boiler Room							
		Explanation : 1 Brand New Unit							
	Distribution								
	Hot Wtr Piping/Pump	30%			2044	* *	4	\$400	
	No Component	70%							
	Terminal Devices								
	Convactor/Radiator	30%			2041	* *	1	\$1,900	
	No Component	70%							

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

**NEW YORK PUBLIC LIBRARY - 035**  
**SEWARD PARK BRANCH LIBRARY**  
**Asset # : 4228**

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Controls								
	Electrical	100%	0-2	\$22,200	2034	\$111,000			
		Malfunctioning, Extent : Moderate, Area Affected : 20%							
		Location : Various Locations. Uneven Distribution Of Heat							
Air Conditioning									
	Energy Source								
	Electricity	100%			2044	* *	1		
	Conversion Equipment								
	Ext Pkg Unit - Heating/Cooling	80%			2036	\$268,400	2	\$1,000	
		Other Observation, Extent : Light, Area Affected : 80%							
		Location : Roof							
		Explanation : 3 Rooftop Package Units. R-22							
	Split Unit	15%			2036	\$71,100			
		Other Observation, Extent : Light, Area Affected : 15%							
		Location : Roof							
		Explanation : 6 Units. R-22							
	Window/Wall Unit	5%			2029	\$3,800	1		
	Terminal Devices								
	Fan Coil - 2 Pipe	15%			2036	\$91,400	1	\$1,000	
	No Component	85%							
	Heat Rejection								
	Evaporative Condenser	15%			2036	\$15,700	2	\$2,100	
	No Component	85%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%	2-4	\$87,700	LIFE	* *	2-5	\$11,000	
		Insul. Deteriorating, Extent : Moderate, Area Affected : 5%							
		Location : Roof							
	Exhaust Fans								
	Roof	100%			2036	\$38,700	2	\$600	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2046	* *	1		
	Water Heater With Tanks								
	Gas Fired	100%			2034	\$17,300	2		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Basement							
		Explanation : 1 Unit 40 Gallons							
	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**  
**SEWARD PARK BRANCH LIBRARY**  
**Asset # : 4228**

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Vertical Transport									
Elevators									
	Hydraulic	100%			LIFE		* *		
Other Observation, Extent : Light, Area Affected : 100%									
Location : Basement To 4th Floor									
Explanation : 1 Unit									
Fire Suppression									
Sprinkler									
	No Component	80%							
	Generic	20%			2046		* *	1-2	\$1,100
Fire Pump									
	Generic	100%			2039		* *	1	\$3,700

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

Print Date : 12-Aug-2025

**NEW YORK PUBLIC LIBRARY - FY 2026**

**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** : 19-Apr-2024 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1  
**Block** : 3558 **Lot** : 14 **BIN** : 2021838

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Mechanical		\$478,000
<b>Total</b>		<b>\$478,000</b>
Importance Code B		\$478,000
<b>Total</b>		<b>\$478,000</b>

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$43,400	\$800		\$36,800
Interior Architecture	\$28,700	\$1,300		\$1,500
Electrical	\$1,100	\$1,400	\$1,200	\$1,400
Mechanical	\$2,200	\$3,700	\$2,800	\$3,500
<b>Total</b>	<b>\$75,400</b>	<b>\$7,200</b>	<b>\$4,000</b>	<b>\$43,200</b>
Importance Code A	\$43,900	\$1,400	\$600	\$37,600
Importance Code B	\$31,400	\$5,800	\$3,400	\$5,700
Importance Code C				
<b>Total</b>	<b>\$75,400</b>	<b>\$7,200</b>	<b>\$4,000</b>	<b>\$43,200</b>



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

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

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

**NEW YORK PUBLIC LIBRARY - 035**  
**SOUNDVIEW BRANCH LIBRARY**  
**Asset # : 13367**

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
	Exterior Walls								
	Concrete Masonry Unit	45%			LIFE	**	5	\$4,500	
	Masonry: Granite	45%	4+	\$43,400	LIFE	**	5	\$5,400	
	Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 2%								
	Location : Front Facade								
	Metal Panel	10%			2055	**	5-10	\$11,100	
	Windows								
	Aluminum	100%			2043	**	5	\$1,600	
	Parapets								
	Concrete Masonry Unit	60%			LIFE	**	5	\$2,500	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Parapet Walls								
	Explanation : Covered With Roof Membrane								
	Metal Panel	40%			2055	**	5	\$5,600	
	Roof								
	Modified Bitumen	100%			2040	**	10	\$31,000	
	Drains Inad/Misposn, Extent : Moderate, Area Affected : 2%								
	Location : Loose Granulars Of Roofing In Roof Drains								
	Soffits								
	Stucco Cement	100%			2048	**	5		
Interior									
	Floors								
	Cast in Place Concrete	30%			LIFE	**	5	\$11,700	
	Mosaic Tile	2%			2048	**	5	\$900	
	Terrazzo	2%			LIFE	**	5	\$300	
	Vinyl Tile	66%	4+	\$16,400	2040	**	3	\$4,400	
	Uneven Substrate, Extent : Light, Area Affected : 50%								
	Location : Throughout								
	Worn/Erode, Extent : Moderate, Area Affected : 20%								
	Location : Corridors								
	Interior Walls								
	Concrete Masonry Unit	97%			LIFE	**	5	\$3,700	
	Glass: Single Pane	1%			LIFE	**	5	\$100	
	Metal Panel	1%			LIFE	**			
	Granite Panels	1%			LIFE	**			
	Ceilings								
	AcousTileConcealSpLn	85%	4+	\$12,300	2048	**	5	\$9,400	
	Broken/Missing Elements, Extent : Light, Area Affected : 15%								
	Location : Throughout								
	Misaligned/Bulging, Extent : Moderate, Area Affected : 15%								
	Location : Throughout								
	AcousTileSusp.Lay-In	10%			2048	**	5	\$1,800	
	Gypsum Board	5%			LIFE	**	5	\$1,100	
Site Enclosure									

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

**NEW YORK PUBLIC LIBRARY - 035**  
**SOUNDVIEW BRANCH LIBRARY**  
**Asset # : 13367**

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Enclosure									
	Fence/Gates								
	Chain Link	80%			2055	* *			
	Iron Picket	20%			2070	* *			
Site Pavements									
	Public Sidewalk								
	Cast in Place Concrete	100%			2048	* *			
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
	Location : Soundview Avenue								
	On-Site Walkways								
	Cast in Place Concrete	70%			2048	* *			
	Masonry: Brick	30%			2045	* *			

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Molded Case Bkrs	100%			2035	\$44,000	5	\$300	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Electrical Room								
	Explanation : Main Service Disconnect Switch Rated At 400 Amperes.								
	Switchgear / Switchboard								
	Molded Case Bkrs	100%			2035	\$44,000	5	\$300	
	Raceway								
	Conduit	95%			2035	\$35,500	1		
	Conduit	5%			2055	* *	1		
	Panelboards								
	Fused Disc Sw	5%			2034	\$1,000	5		
	Molded Case Bkrs	20%			2043	* *	5	\$100	
	Molded Case Bkrs	65%			2034	\$13,200	5	\$200	
	Molded Case Bkrs	10%			2051	* *	5		
	Wiring								
	Thermoplastic	75%			2035	\$25,300	1		
	Thermoplastic	5%			2055	* *	1		
	Thermoplastic	20%			2045	* *	1		
	Motor Controllers								
	Locally Mounted	50%			2033	\$24,200	5		
	Locally Mounted	50%			2048	* *	5		
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$200	
Lighting									
	Interior Lighting								
	LED	100%			2043	* *			

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

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

## Lighting

## Egress Lighting

Emergency, Battery	50%		2043	**	10	\$1,400		
Exit, Service	50%		2043	**	1			

## Exterior Lighting

LED	10%		2043	**				
No Component	90%							

## Alarm

## Security System

Generic	100%		2043	**	1	\$4,400		
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*Other Observation, Extent : N/A, Area Affected : 100%*

*Location : Reading Areas, Outside Perimeter*

*Explanation : CCTV Surveillance Cameras*

## Fire/Smoke Detection

Generic, Digital	100%		2043	**	1-3	\$7,300		
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*Other Observation, Extent : N/A, Area Affected : 100%*

*Location : Throughout The Building*

*Explanation : Smoke Detector, Strobes Lights, Alarm Bells, Horns, Manual Pull Stations*

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%		2055	**	1			
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## Conversion Equipment

Hot Water Boiler	100%		2048	**	1	\$5,900		
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## Distribution

Hot Wtr Piping/Pump	100%		2043	**	4	\$900		
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## Controls

Electrical	100%		2033			\$66,900		
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## Air Conditioning

## Energy Source

Electricity	100%		2051	**	1			
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## Conversion Equipment

Reciprocating Compr/Chiller	100%		2035		1	\$5,500		
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*Other Observation, Extent : Light, Area Affected : 100%*

*Location : Basement*

*Explanation : R-407*

## Terminal Devices

Air Handler/Cool/Ht	100%		2035		1	\$7,300		
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## Heat Rejection

Dry Cooler	100%		2040	**	2	\$8,300		
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*Recent Installation, Extent : N/A, Area Affected : 100%*

*Location : Roof*

## 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**  
**SOUNDVIEW BRANCH LIBRARY**  
**Asset # : 13367**

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation									
Distribution									
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$6,600	
Exhaust Fans									
	Roof	10%			2040	* *	2		
		Recent Installation, Extent : N/A, Area Affected : 100%							
		Location : Roof							
	Roof	10%			2035	\$2,300	2		
	No Component	80%							
		Other Observation, Extent : Light, Area Affected : 0%							
		Location : Basement							
		Explanation : Air Handling Unit Serves Library For Ventilation Purposes							
Plumbing									
H/C Water Piping									
	Brass/Copper	100%			2045	* *	1		
Water Heater With Tanks									
	Gas Fired	100%			2033	\$17,300	2		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement							
		Explanation : 40 Gallons							
Sanitary Piping									
	Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping									
	Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)									
	Non-Submersible	100%			2040	* *	4	\$400	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement							
		Explanation : No Sump Pump Observed							
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 : 12-Aug-2025

**NEW YORK PUBLIC LIBRARY - FY 2026**

**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** : 07-Jun-2024 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1  
**Block** : 5915 **Lot** : 70 **BIN** : 2085867

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Interior Architecture	\$110,900	
Mechanical	\$329,800	
<b>Total</b>	<b>\$440,700</b>	
Importance Code B	\$440,700	
<b>Total</b>	<b>\$440,700</b>	

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$35,600			\$22,100
Interior Architecture		\$5,800		\$500
Electrical	\$700	\$900	\$800	\$900
Mechanical	\$1,400	\$2,200	\$4,100	\$24,200
Elevators/Escalators	\$7,200	\$7,200	\$7,200	\$7,200
<b>Total</b>	<b>\$44,900</b>	<b>\$16,100</b>	<b>\$12,100</b>	<b>\$54,900</b>
Importance Code A	\$36,000	\$400	\$400	\$22,600
Importance Code B	\$8,900	\$15,700	\$11,800	\$32,300
Importance Code C				
<b>Total</b>	<b>\$44,900</b>	<b>\$16,100</b>	<b>\$12,100</b>	<b>\$54,900</b>



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

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

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

**NEW YORK PUBLIC LIBRARY - 035**  
**SPUYTEN DUYVIL BRANCH LIBRARY**  
**Asset # : 13368**

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	10%			LIFE	**	5	\$5,700	
Masonry: Brick	2%			LIFE	**	5	\$200	
Metal Panel	3%			2045	**	5-10	\$2,300	
Pre-Cast Concrete	85%	Now	\$35,600	LIFE	**	5	\$31,400	
Expansion Joint Failure, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Caulking Deteriorated, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Staining/Discoloring, Extent : Moderate, Area Affected : 20%								
Location : Facades								
Windows								
Aluminum	100%			2051	**	5	\$4,200	
Parapets								
Metal Panel	100%			2055	**	5	\$1,500	
Roof								
Copper/Terne	10%			2063	**	10	\$5,800	
IRMA/Protected Membrane	90%			2040	**	10	\$20,700	
Interior								
Floors								
Carpet	90%			2037	**	3	\$17,300	
Recent Replace Evident, Extent : N/A, Area Affected : 100%								
Location : Library Area And Offices								
Cast in Place Concrete	5%			LIFE	**	5	\$1,400	
Mosaic Tile	3%			2040	**	5	\$1,000	
Vinyl Tile	2%			2035	\$7,200	3	\$100	
Worn/Erode, Extent : Light, Area Affected : 10%								
Location : Basement Lunch Room								
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	85%	0-2	\$110,900	2055	**	5	\$7,100	
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : Lunch Room, Throughout Library								
Worn/Erode, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Exposed Struc: Concrete	10%			LIFE	**	5	\$200	
Gypsum Board	5%			LIFE	**	5	\$800	
Site Enclosure								
Fence/Gates								
Iron Picket	100%			2070	**			
Retaining Walls								
Cast in Place Concrete	100%			2070	**			

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

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

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

**NEW YORK PUBLIC LIBRARY - 035**  
**SPUYTEN DUYVIL BRANCH LIBRARY**  
**Asset # : 13368**

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

## Site Pavements

## Public Sidewalk

Cast in Place Concrete	100%		2048	**
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## On-Site Walkways

Cast in Place Concrete	100%		2048	**
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Electrical		Current Repair		Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

## Under 600 Volts

## Service Equipment

Molded Case Bkrs	100%		2035	\$44,000	5	\$200
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*Other Observation, Extent : N/A, Area Affected : 100%**Location : Electrical Room**Explanation : Main Service Disconnect Switch Rated At 400 Amperes.*

## Switchgear / Switchboard

Molded Case Bkrs	100%		2035	\$44,000	5	\$200
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## Raceway

Conduit	95%		2035	\$35,500	1	
Conduit	5%		2045	**	1	

## Panelboards

Fused Disc Sw	5%		2034	\$1,000	5	
Molded Case Bkrs	95%		2034	\$19,200	5	\$200

## Wiring

Thermoplastic	95%		2035	\$32,100	1	
Thermoplastic	5%		2045	**	1	

## Motor Controllers

Locally Mounted	100%		2033	\$24,200	5	\$100
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## Ground

## Grounding Devices

Generic	100%		LIFE	**	5	\$100
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## Lighting

## Interior Lighting

LED	100%		2043	**
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## Egress Lighting

Emergency, Service	50%		2043	**	1	
Emergency, Battery	50%		2043	**	10	\$900

## Exterior Lighting

LED	10%		2043	**
No Component	90%			

## Alarm

## Security System

Generic	100%		2043	**	1	\$2,800
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*Other Observation, Extent : N/A, Area Affected : 100%**Location : Reading Areas, Outside Perimeter**Explanation : CCTV Surveillance Cameras*

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

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

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

**NEW YORK PUBLIC LIBRARY - 035**  
**SPUYTEN DUYVIL BRANCH LIBRARY**  
**Asset # : 13368**

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

## Alarm

Fire/Smoke Detection

Generic, Digital

100%

2043

\* \*

1-3

\$4,600

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

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

## Heating

Energy Source

Natural Gas

100%

2055

\* \*

1

Conversion Equipment

Hot Water Boiler

100%

2040

\* \*

1

\$3,700

Distribution

Hot Wtr Piping/Pump

100%

2051

\* \*

4

\$600

Terminal Devices

Air Handler

50%

2030

\$71,600

1

\$2,300

*On Extended Life, Extent : Moderate, Area Affected : 100%**Location : Basement*

Convector/Radiator

50%

2048

\* \*

1

\$1,200

Controls

Electrical

100%

2033

\$42,300

## Air Conditioning

Energy Source

Electricity

100%

2051

\* \*

1

Conversion Equipment

Reciprocating

100%

2030

\$112,300

1

\$3,500

Compr/Chiller

*On Extended Life, Extent : Moderate, Area Affected : 100%**Location : Roof*

Distribution

Ductwork/Diffusers

100%

LIFE

\* \*

2

\$9,800

Terminal Devices

Air Handler/Dir

100%

2030

\$145,900

1

Expansion

Heat Rejection

Air Cooled Condenser

100%

2030

\$22,000

2

\$5,200

Unit

## Ventilation

Distribution

Ductwork/Diffusers

100%

LIFE

\* \*

2-5

\$4,200

Exhaust Fans

Roof

80%

2040

\* \*

2

\$200

Roof

20%

2040

\* \*

2

## 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**  
**SPUYTEN DUYVIL BRANCH LIBRARY**  
**Asset # : 13368**

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
H/C Water Piping								
Galvanized Steel	100%			2048	* *	1		
Water Heater With Tanks								
Gas Fired	100%			2033	\$17,300	2		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : One Unit 40 Gallons								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2040	* *	4	\$200	
Sewage Ejector(s)								
Compressed Air	100%	Now	\$100	2035	\$2,500	4	\$100	
Malfunctioning, Extent : Moderate, Area Affected : 10%								
Location : Basement								
Fixtures								
Generic	100%							

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

Print Date : 12-Aug-2025

**NEW YORK PUBLIC LIBRARY - FY 2026**

**Asset Name** : ST. AGNES BRANCH LIBRARY  
**Address** : 444 AMSTERDAM AVE. @ WEST 81ST ST.  
**Borough** : MANHATTAN **Agency's Number** : S01  
**Program / Asset #** : NPL0S01.000 / 13363 **Yr Built/Renovated** : 1906 / 2009  
**Area Sq Ft** : 19,292 **Project Type** : NEW YORK PUBLIC LIBRARY  
**Date of Survey** : 30-Apr-2025 **Landmark Status** : EXTERIOR, HISTORICAL DISTRICT  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3,4  
**Block** : 1229 **Lot** : 31 **BIN** : 1032683

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	\$213,600	\$111,000
Interior Architecture	\$124,200	
Mechanical		\$93,900
<b>Total</b>	<b>\$337,900</b>	<b>\$204,900</b>
Importance Code A	\$213,600	\$111,000
Importance Code B	\$124,200	\$93,900
<b>Total</b>	<b>\$337,900</b>	<b>\$204,900</b>

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$89,500		\$3,800	
Interior Architecture	\$95,400		\$300	\$1,900
Electrical	\$2,300	\$1,800	\$2,200	\$1,800
Mechanical	\$8,100	\$2,300	\$3,300	\$1,800
Site Enclosure	\$6,500			
Site Pavements	\$2,200			
Elevators/Escalators	\$7,200	\$7,200	\$7,200	\$7,200
<b>Total</b>	<b>\$211,100</b>	<b>\$11,300</b>	<b>\$16,800</b>	<b>\$12,800</b>
Importance Code A	\$90,500	\$1,000	\$4,700	\$1,000
Importance Code B	\$73,200	\$10,400	\$12,100	\$10,700
Importance Code C	\$47,400			\$1,200
<b>Total</b>	<b>\$211,100</b>	<b>\$11,300</b>	<b>\$16,800</b>	<b>\$12,800</b>



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

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	45%	Now	\$213,600	LIFE	**	5	\$23,400	
Joint Mortar Miss/Erode, Extent : Severe, Area Affected : 25%								
Location : Rear West Facade								
Worn/Erode, Extent : Severe, Area Affected : 25%								
Location : Rear West Facade								
Masonry: Limestone	50%			LIFE	**	5	\$39,000	
Metal Panel	5%			2056	**	5-10	\$17,900	
Windows								
Metal Louvers	5%			2039	**	10	\$1,900	
Wood	95%			2052	**	5	\$56,600	
Parapets								
Masonry: Brick	50%			LIFE	**	5-10	\$11,900	
Masonry: Limestone	25%			LIFE	**	5-10	\$10,600	
Other Observation, Extent : N/A, Area Affected : 25%								
Location : Front Parapet								
Explanation : Classical Architectural Balustrades								
Metal Panel	15%			2056	**	5	\$2,000	
Metal Rail	5%			2049	**	5-10	\$3,100	
Pre-Cast Concrete	5%			LIFE	**	5	\$2,200	
Roof								
Modified Bitumen	85%	Now	\$11,100	2036	\$111,000			
Seams Open/Split, Extent : Severe, Area Affected : 10%								
Location : Seams And Corners On Upper And Lower Roofs								
Skylight, Metal/Glass	5%			2056	**	10	\$1,800	
Sloped Glazing	10%	4+	\$9,900	LIFE	**	5	\$14,400	
Water Penetration, Extent : Light, Area Affected : 5%								
Location : Upper North East Corner Of Sloped Plane								
Soffits								
Cast Stone/Terra Cotta	100%			LIFE	**	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Front Facade								
Explanation : Classical Architectural Cornice								
Interior								
Floors								
Cast in Place Concrete	15%			LIFE	**	5	\$20,500	
Ceramic Tile	5%			2045	**	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%			2041	**	3	\$900	
Wood	60%	Now	\$124,200	2051	**	5	\$17,600	
Deteriorated Finish, Extent : Severe, Area Affected : 50%								
Location : Throughout								

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Interior									
Interior Walls									
Ceramic Tile	5%			2045	* *	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		
Ceilings									
AcousTileSusp.Lay-In	2%			2041	* *	5	\$600		
Exposed Struc: Concrete	2%	Now	\$2,100	LIFE	* *	5	\$100		
Exposed Reinforcement, Extent : Severe, Area Affected : 10%									
Location : Vault Area Under Sidewalk									
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	\$6,500	2066	* *				
Broken/Missing Elements, Extent : Severe, Area Affected : 50%									
Location : Rear Yard. Fence Posts Misaligned, Curbing Is Cracked, Crumbling									
Iron Picket	50%			2071	* *				
Site Pavements									
Public Sidewalk									
Cast in Place Concrete	100%			2049	* *				
On-Site Walkways									
Cast in Place Concrete	50%			2049	* *				
Masonry: Granite	50%	Now	\$2,200	LIFE	* *				
Joint Mortar Miss/Erode, Extent : Severe, Area Affected : 15%									
Location : Entry Landing, Ramp And Stairs									
Other Observation, Extent : N/A, Area Affected : 50%									
Location : Front Entry									
Explanation : Metal Railings On Low Concrete Wall									
Activity Yard									
Cast in Place Concrete	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)	
Under 600 Volts								
Service Equipment								
	Fused Disc Sw	100%			2056	* *	5	\$100
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Disconnect Switch Rated At 1,600 Amperes.								
Switchgear / Switchboard								
	Fused Disc Sw	100%			2056	* *	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**  
**ST. AGNES BRANCH LIBRARY**  
**Asset # : 13363**

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Raceway								
	Conduit	100%			2056	**	1		
	Panelboards								
	Fused Disc Sw	5%			2052	**	5		
	Molded Case Bkrs	95%			2052	**	5	\$500	
	Wiring								
	Thermoplastic	100%			2056	**	1		
	Motor Controllers								
	Locally Mounted	100%			2049	**	5	\$100	
Ground									
	Grounding Devices								
	Generic	100%			LIFE	**	5	\$600	
Lighting									
	Interior Lighting								
	LED	100%			2044	**			
	Egress Lighting								
	Emergency, Battery	50%			2041	**	10	\$2,300	
	Exit, LED	50%			2064	**	1		
	Exterior Lighting								
	LED	10%			2041	**			
	No Component	90%							
Alarm									
	Security System								
	Generic	90%			2041	**	1	\$6,500	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Reading Areas, Outside Perimeter							
		Explanation : CCTV Surveillance Cameras							
	Generic	10%			2041	**	1	\$700	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Reading Area, Hallways And Exit Doors							
		Explanation : Intrusion Alarm And Motion Sensor							
Fire/Smoke Detection									
	Generic, Digital	100%			2041	**	1-3	\$11,900	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors, Fire Alarm Panel And Horns							

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2056	* *	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**  
**ST. AGNES BRANCH LIBRARY**  
**Asset # : 13363**

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Conversion Equipment								
	Furnace	40%			2036	\$26,600	1	\$3,800	
		Other Observation, Extent : Light, Area Affected : 40%							
		Location : Roof							
		Explanation : 2 Rooftop Package Units							
	Hot Water Boiler	60%			2049	**	1	\$5,700	
		Other Observation, Extent : Light, Area Affected : 60%							
		Location : Basement, Boiler Room							
		Explanation : 3 Units							
Distribution									
	Hot Wtr Piping/Pump	60%			2052	**	4	\$900	
	No Component	40%							
Terminal Devices									
	Air Handler	30%			2041	**	1	\$3,600	
	Convactor/Radiator	30%			2049	**	1	\$1,900	
	No Component	40%							
Air Conditioning									
	Energy Source								
	Electricity	100%			2052	**	1		
	Conversion Equipment								
	Interior Pkg Unit - Cooling	60%			2037	**	2	\$700	
		R-22 Refrigerant, Extent : Light, Area Affected : 60%							
		Location : Fourth Floor Penthouse							
	Exterior Pkg Unit - Cooling	40%			2036	\$93,900	2	\$500	
		R-22 Refrigerant, Extent : Light, Area Affected : 40%							
		Location : 2 Rooftop Package Units							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$17,000	
	Exhaust Fans								
	Interior	40%			2041	**	2	\$200	
	Roof	60%			2036	\$24,900	2	\$400	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2046	**	1		
	Water Heater With Tanks								
	Gas Fired	100%			2031	\$19,000	2		
	Sanitary Piping								
	Cast Iron	100%			LIFE	**	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1		
	Sump Pump(s)								
	Non-Submersible	100%			2036	\$4,300	4	\$600	
	Fixtures								
	Generic	100%							

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

Estimates are rounded to the nearest hundred dollars.

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

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

## NEW YORK PUBLIC LIBRARY - 035

## ST. AGNES BRANCH LIBRARY

Asset # : 13363

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Vertical Transport									
Elevators									
	Hydraulic	100%			LIFE		* *		
Other Observation, Extent : Light, Area Affected : 100%									
Location : Basement To Fourth Floor									
Explanation : 1 Unit									
Fire Suppression									
Sprinkler									
	No Component	75%							
	Generic	25%			2056		* *	1-2	\$1,400

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.

Print Date : 12-Aug-2025

**NEW YORK PUBLIC LIBRARY - FY 2026**

**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** : 25-Apr-2025 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,Att  
**Block** : 5 **Lot** : 74 **BIN** : 5000030

<b>CAPITAL</b>	<b>FY 2027 - 2030</b>	<b>FY 2031 - 2036</b>
Exterior Architecture	\$187,900	
Interior Architecture		\$157,500
Mechanical		\$1,181,200
<b>Total</b>	<b>\$187,900</b>	<b>\$1,338,700</b>
Importance Code A	\$187,900	
Importance Code B		\$1,338,700
<b>Total</b>	<b>\$187,900</b>	<b>\$1,338,700</b>

<b>EXPENSE</b>	<b>FY 2027</b>	<b>FY 2028</b>	<b>FY 2029</b>	<b>FY 2030</b>
Exterior Architecture	\$73,700		\$2,600	
Interior Architecture	\$89,100		\$16,900	\$700
Electrical	\$2,300	\$2,300	\$2,900	\$2,700
Mechanical	\$15,600	\$7,700	\$24,000	\$8,300
Elevators/Escalators	\$14,400	\$14,400	\$14,400	\$14,400
<b>Total</b>	<b>\$195,200</b>	<b>\$24,400</b>	<b>\$60,800</b>	<b>\$26,100</b>
Importance Code A	\$74,900	\$1,200	\$3,900	\$1,200
Importance Code B	\$102,200	\$23,200	\$55,800	\$24,800
Importance Code C	\$18,100		\$1,100	
<b>Total</b>	<b>\$195,200</b>	<b>\$24,400</b>	<b>\$60,800</b>	<b>\$26,100</b>



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

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

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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick	60%			LIFE	**	5	\$39,900	
	Masonry: Granite	5%			LIFE	**	5	\$2,500	
	Masonry: Limestone	35%	0-2	\$93,100	LIFE	**	5	\$8,700	
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 15%									
Location : At Wall Penetrations									
Windows									
	Metal Louvers	5%			2039	**	10	\$2,600	
	Wood	95%	Now	\$94,800	2044	**	5	\$40,100	
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 10%									
Location : Original Building									
Deteriorated Finish, Extent : Moderate, Area Affected : 25%									
Location : 1st Floor Windows. Original Building									
Dry Rot/Decay, Extent : Moderate, Area Affected : 20%									
Location : Windows 1950s Addition									
Glazing Clouded, Extent : Moderate, Area Affected : 25%									
Location : First Floor Windows									
Split/Cracked, Extent : Moderate, Area Affected : 25%									
Location : First Floor Windows. Original Building									
Parapets									
	Masonry: Limestone	100%			LIFE	**	5-10	\$6,800	
Roof									
	Copper/Terne	7%			2064	**	10	\$5,500	
	Modified Bitumen	20%			2044	**	10	\$6,300	
	Skylight, Metal/Glass	3%			2056	**	10	\$3,100	
	Slate	70%	Now	\$46,400	LIFE	**			
Broken/Missing Elements, Extent : Severe, Area Affected : 5%									
Location : Throughout Pitched Roof And Downspouts									
Gut/DS Non Func/Miss, Extent : Severe, Area Affected : 20%									
Location : Internal Gutters. 1960s Addition									
Interior									
Floors									
	Carpet	75%			2035	\$504,200	3	\$42,100	
	Cast in Place Concrete	5%			LIFE	**	5	\$8,200	
	Vinyl Tile	15%			2036	\$157,500	3	\$2,800	
	Wood	5%			2064	**	5	\$3,500	
Interior Walls									
	Ceramic Tile	5%			2039	**	5	\$2,200	
	Concrete Masonry Unit	5%			LIFE	**	5	\$1,800	
	Glass: Single Pane	2%			LIFE	**	5	\$1,300	
	Gypsum Board	40%	Now	\$5,000	LIFE	**	5	\$10,500	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%									
Location : Storage And Water Meter Room									
	Plaster	48%			LIFE	**	5-10	\$17,900	

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. GEORGE LIBRARY CENTER**  
**Asset # : 13364**

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
	Ceilings								
	AcousTileSusp.Lay-In	15%	Now	\$2,000	2049	* *	5	\$3,000	
		Broken/Missing Elements, Extent : Light, Area Affected : 5%							
		Location : Throughout							
	Exposed Struc: Wood	35%			LIFE	* *	10	\$20,800	
	Gypsum Board	50%			LIFE	* *	5-10	\$68,200	
Site Enclosure									
	Fence/Gates								
	Chain Link	10%			2056	* *			
	Iron Picket	90%			2071	* *			
	Retaining Walls								
	Cast in Place Concrete	100%			2071	* *			
Site Pavements									
	Public Sidewalk								
	Cast in Place Concrete	100%			2049	* *			
	On-Site Walkways								
	Cast in Place Concrete	100%			2049	* *			
Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Molded Case Bkrs	100%			2036	\$44,000	5	\$700	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : Main Service Switch Rated At 800 Amperes							
	Switchgear / Switchboard								
	Molded Case Bkrs	100%			2036	\$44,000	5	\$700	
	Raceway								
	Conduit	100%			2036	\$37,400	1		
	Panelboards								
	Fused Disc Sw	5%			2035	\$1,500	5		
	Molded Case Bkrs	95%			2035	\$28,900	5	\$600	
	Wiring								
	Thermoplastic	100%			2036	\$33,800	1		
	Motor Controllers								
	Motor Control Center	20%			2034	\$11,100	5	\$100	
	No Component	80%							
Ground									
	Grounding Devices								
	Not Accessible	100%							
Lighting									
	Interior Lighting								
	LED	100%			2044	* *			

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

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

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

## Lighting

## Egress Lighting

Emergency, Battery	50%			2044	* *	10	\$3,000
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Exit/Emergency Light	5%			2044	* *		
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## Combo

Exit, Battery	45%			2044	* *	10	\$800
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## Exterior Lighting

LED	20%			2044	* *		
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No Component	80%						
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## Alarm

## Security System

Generic	50%			2041	* *	1	\$4,700
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*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Inside And Outside The Building**Explanation : CCTV Surveillance Cameras*

Generic	50%			2036	\$23,800	1	\$4,700
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*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Throughout The Building**Explanation : Intrusion Alarm System*

## Fire/Smoke Detection

Generic, Digital	100%			2041	* *	1-3	\$15,400
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*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Throughout The Building**Explanation : Strobe Lights, Alarm Bells, Manual Pull Station, Smoke Detectors And Horns*

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

## Heating

## Energy Source

Natural Gas	100%			2056	* *	1	
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## Conversion Equipment

Hot Water Boiler	100%			2049	* *	1	\$12,400
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## Distribution

Hot Wtr Piping/Pump	100%	0-2	\$2,800	2044	* *	4	\$1,200
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*Corroded, Extent : Moderate, Area Affected : 5%**Location : Boiler Room. Corroded Hot Water Piping**Insul. Deteriorating, Extent : Moderate, Area Affected : 20%**Location : Boiler Room*

## Terminal Devices

Air Handler	50%			2036	\$239,000	1	\$7,700
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Convactor/Radiator	5%			2034	\$10,400	1	\$400
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Fan Coil Unit/Heat	45%			2041	* *	1	\$3,600
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## Controls

Electrical	100%			2034	\$141,200		
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## 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**  
**ST. GEORGE LIBRARY CENTER**  
**Asset # : 13364**

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Energy Source								
	Electricity	100%			2044	* *	1		
	Conversion Equipment								
	Reciprocating Compr/Chiller	90%			2036	\$337,200	1	\$10,500	
			R-22 Refrigerant, Extent : Light, Area Affected : 90%						
			Location : Court Yard						
	Window/Wall Unit	10%			2031	\$9,600	1		
Distribution									
	CW & CHW Wtr Pipe/Pump	100%			2046	* *	4	\$1,200	
Terminal Devices									
	Air Handler/Cool/Ht	50%			2036	\$246,400	1	\$7,700	
	Fan Coil - 4 Pipe	40%			2041	* *	1	\$3,200	
	No Component	10%							
Heat Rejection									
	Dry Cooler	90%			2036	\$104,900	2	\$15,700	
	No Component	10%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$22,100	
Exhaust Fans									
	Interior	100%			2031	\$112,600	2	\$800	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2046	* *	1		
	Water Heater With Tanks								
	Gas Fired	100%			2029	\$17,300	2		
			Other Observation, Extent : N/A, Area Affected : 100%						
			Location : Basement						
			Explanation : 1 Unit 40 Gallons						
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping									
	Cast Iron	40%			LIFE	* *	1		
	No Component	60%							
Fixtures									
	Generic	100%							
Vertical Transport									

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



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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Vertical Transport									
Elevators									
	Geared Traction	60%			LIFE		* *		
		Other Observation, Extent : Light, Area Affected : 60%							
		Location : Basement To 2nd Floor							
		Explanation : 1 Unit							
	Hydraulic	40%			LIFE		* *		
		Other Observation, Extent : Light, Area Affected : 40%							
		Location : 1st To 2nd Floor							
		Explanation : 1 Unit							

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

Print Date : 12-Aug-2025

**NEW YORK PUBLIC LIBRARY - FY 2026**

**Asset Name** : STAPLETON BRANCH LIBRARY  
**Address** : 132 CANAL ST. @WRIGHT ST.  
**Borough** : STATEN ISLAND **Agency's Number** : S07  
**Program / Asset #** : NPL0S07.000 / 13369 **Yr Built/Renovated** : 1907 / 2013  
**Area Sq Ft** : 12,459 **Project Type** : NEW YORK PUBLIC LIBRARY  
**Date of Survey** : 07-Oct-2021 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1  
**Block** : 526 **Lot** : 63 **BIN** : 5013792

<b>CAPITAL</b>	<b>FY 2027 - 2030</b>	<b>FY 2031 - 2036</b>
Exterior Architecture	\$105,300	\$50,400
Site Pavements	\$185,300	
<b>Total</b>	<b>\$290,600</b>	<b>\$50,400</b>
Importance Code A	\$105,300	\$50,400
Importance Code B	\$185,300	
<b>Total</b>	<b>\$290,600</b>	<b>\$50,400</b>

<b>EXPENSE</b>	<b>FY 2027</b>	<b>FY 2028</b>	<b>FY 2029</b>	<b>FY 2030</b>
Exterior Architecture		\$56,900	\$1,100	
Interior Architecture	\$41,000	\$4,400	\$900	
Electrical	\$1,400	\$1,300	\$1,200	\$1,400
Mechanical	\$3,200	\$2,700	\$4,300	\$2,700
<b>Total</b>	<b>\$45,600</b>	<b>\$65,300</b>	<b>\$7,500</b>	<b>\$4,100</b>
Importance Code A	\$600	\$57,500	\$1,700	\$600
Importance Code B	\$44,700	\$7,700	\$5,800	\$3,500
Importance Code C	\$300			
<b>Total</b>	<b>\$45,600</b>	<b>\$65,300</b>	<b>\$7,500</b>	<b>\$4,100</b>



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

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick	25%	Now	\$105,300	LIFE	**	5	\$6,300	
Water Penetration, Extent : Moderate, Area Affected : 10%									
Location : Electrical And Storage Room In Basement									
	Masonry: Limestone	5%			LIFE	**	5	\$900	
	Metal Panel	40%			2053	**	5-10	\$69,300	
	Window Wall	25%			2053	**	5	\$23,600	
	Wood	5%			2038	**	5	\$6,300	
Windows									
	Aluminum	65%			2049	**	5	\$2,200	
	Wood	35%			2041	**	5	\$12,100	
Roof									
	Copper/Terne	5%			2061	**	10	\$3,700	
	Modified Bitumen	60%			2038	**	10	\$17,600	
	Skylight, Plastic	5%			2046	**	1		
	Wood Shingles	30%			2042	**	10	\$2,900	
Soffits									
	Metal Panel	50%			2053	**	5-10	\$8,400	
	Wood	50%			2038	**	5	\$6,100	
Interior									
Floors									
	Carpet	10%			2032	\$33,500	3	\$2,800	
	Cast in Place Concrete	10%			LIFE	**	5	\$4,100	
Water Penetration, Extent : Moderate, Area Affected : 5%									
Location : Basement									
	Cast in Place Concrete	50%	Now	\$40,200	LIFE	**	5	\$20,400	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%									
Location : Main Entrance, Throughout Library Area									
	Ceramic Tile	5%			2042	**	5	\$900	
	Wood	25%			2048	**	5	\$8,700	
Interior Walls									
	Ceramic Tile	5%			2042	**	5	\$700	
	Fiberglass Panel	30%			LIFE	**			
	Gypsum Board	55%			LIFE	**	5	\$4,400	
	Wood	10%			LIFE	**	5	\$5,400	
Ceilings									
	Exposed Struc: Wood	65%			LIFE	**			
	Gypsum Board	10%			LIFE	**	5	\$2,400	
	Plaster	25%			LIFE	**	5	\$3,000	
Site Enclosure									
Fence/Gates									
	Iron Picket	100%			2068	**			
Free Standing Walls									
	Cast in Place Concrete	100%			2068	**			
Retaining Walls									
	Cast in Place Concrete	100%			2068	**			

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

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

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

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

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

**Site Pavements**

Public Sidewalk  
Pavers/Stone

100% Now \$185,300 2042 \* \*

*Sinking/Subsiding, Extent : Severe, Area Affected : 20%*

*Location : At Building Corner Sidewalk Creates A Tripping Hazard*

**On-Site Walkways**

Cast in Place Concrete

50%

2046

\* \*

Pavers/Stone

50%

2042

\* \*

**Activity Yard**

Pavers/Stone

100%

2042

\* \*

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

**Under 600 Volts**

Service Equipment  
Fused Disc Sw

100%

2043

\* \*

5

\$100

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

*Location : Electrical Room*

*Explanation : One 800 Ampere Main Disconnect Switch*

**Switchgear / Switchboard**

Fused Disc Sw

100%

2043

\* \*

5

\$100

**Raceway**

Conduit

100%

2043

\* \*

1

**Panelboards**

Fused Disc Sw

10%

2041

\* \*

5

Molded Case Bkrs

90%

2041

\* \*

5

\$300

**Wiring**

Thermoplastic

100%

2043

\* \*

1

**Motor Controllers**

Locally Mounted

100%

2038

\* \*

5

\$100

**Ground**

Grounding Devices  
Generic

100%

LIFE

\* \*

5

\$200

**Lighting**

**Interior Lighting**

LED

100%

2041

\* \*

**Egress Lighting**

Exit, LED

30%

2061

\* \*

1

Exit, Service

10%

2033

\$400

1

Exit, Battery

60%

2033

\$8,800

10

\$500

**Exterior Lighting**

HID

20%

2038

\* \*

10

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

*Location : Outside Perimeter*

*Explanation : Controlled Via Photocell*

No Component

80%

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

*Estimates are rounded to the nearest hundred dollars.*

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

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

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Alarm									
	Security System								
	Generic	50%			2033	\$11,900	1	\$2,300	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Exterior And Interior							
		Explanation : Surveillance Cameras System							
	Generic	50%			2033	\$11,900	1	\$2,300	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Intrusion System							
Fire/Smoke Detection									
	Generic, Digital	100%			2033	\$32,600	1-3	\$7,900	

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2053	* *	1		
	Conversion Equipment								
	Hot Water Boiler	100%			2046	* *	1	\$6,200	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Boiler Room							
		Explanation : 1 Gasoline Fired Hot Water Boiler							
Distribution									
	Hot Wtr Piping/Pump	100%			2049	* *	4	\$600	
Terminal Devices									
	Air Handler	50%			2038	* *	1	\$3,900	
	Convactor/Radiator	50%			2046	* *	1	\$2,000	
		Other Observation, Extent : Light, Area Affected : 70%							
		Location : Throughout Main Library							
		Explanation : Under Floor Radiant Heating Panels							

<b>Air Conditioning</b>									
	Energy Source								
	Electricity	100%			2049	* *	1		
	Conversion Equipment								
	Reciprocating	95%			2038	* *	1	\$5,500	
	Compr/Chiller								
	Split Unit	5%			2038	* *			
	Distribution								
	CW & CHW Wtr	100%			2053	* *	4	\$600	
	Pipe/Pump								
	Terminal Devices								
	Air Handler/Cool/Ht	100%			2038	* *	1	\$7,700	
<b>Ventilation</b>									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$6,900	

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation									
	Exhaust Fans								
	Interior	100%			2038	* *	2	\$400	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2053	* *	1		
	Water Heater With Tanks								
	Electric	100%			2031	\$48,000	4		
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Janitor Closet And Basement								
	Explanation : 2 Point Of Use Electric Hot Water Heaters								
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Sump Pump(s)								
	Submersible	100%			2027	\$400	4	\$400	
	Backflow Preventer								
	Generic	100%			2038	* *	1	\$800	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : 1st Floor								
	Explanation : 1st Floor Closet								
	Fixtures								
	Generic	100%							
Fire Suppression									
	Sprinkler								
	No Component	80%							
	Generic	20%			2053	* *	1-2	\$700	

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

Print Date : 12-Aug-2025

**NEW YORK PUBLIC LIBRARY - FY 2026**

**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** : 07-Mar-2024 **Landmark Status** : NONE  
**Areas Surveyed** : Roof, Floors 1  
**Block** : 5439 **Lot** : 1 **BIN** : 2077131

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Interior Architecture		\$217,100
Mechanical		\$132,900
<b>Total</b>		<b>\$350,000</b>
Importance Code B		\$350,000
<b>Total</b>		<b>\$350,000</b>

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$24,800			\$18,400
Interior Architecture		\$4,100	\$1,100	
Electrical	\$800	\$1,000	\$800	\$8,600
Mechanical	\$1,000	\$2,100	\$4,100	\$2,100
Site Enclosure	\$14,900			
<b>Total</b>	<b>\$41,400</b>	<b>\$7,200</b>	<b>\$6,100</b>	<b>\$29,100</b>
Importance Code A	\$25,200	\$400	\$400	\$18,900
Importance Code B	\$1,400	\$6,800	\$5,600	\$10,200
Importance Code C	\$14,900			
<b>Total</b>	<b>\$41,400</b>	<b>\$7,200</b>	<b>\$6,100</b>	<b>\$29,100</b>



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

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

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

**NEW YORK PUBLIC LIBRARY - 035**  
**THROG'S NECK BRANCH LIBRARY**  
**Asset # : 13370**

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Concrete Masonry Unit	100%	2-4	\$24,800	LIFE	* *	5	\$11,400	
Cracking/Crumbling, Extent : Moderate, Area Affected : 50%									
Location : At Base Of Entire Perimeter Parge Coat Of Cement Finish Failing									
Other Observation, Extent : Light, Area Affected : 100%									
Location : Exterior Facade, Rear Courtyard									
Explanation : Split Face Exposed Aggregate Concrete Block									
Windows									
	Aluminum	100%			2051	* *	5	\$2,600	
Parapets									
	Concrete Masonry Unit	50%			LIFE	* *	5	\$800	
Other Observation, Extent : Light, Area Affected : 50%									
Location : Parapet Wall									
Explanation : Covered With Roof Membrane									
	Pre-Cast Concrete	50%			LIFE	* *	5	\$4,400	
Roof									
	Modified Bitumen	100%			2040	* *	10	\$18,400	
Interior									
Floors									
	Cast in Place Concrete	8%			LIFE	* *	5	\$1,500	
	Ceramic Tile	2%			2044	* *	5	\$200	
	Vinyl Tile	90%			2035	\$217,100	3	\$2,900	
Interior Walls									
	Ceramic Tile	2%			2044	* *	5	\$100	
	Concrete Masonry Unit	98%			LIFE	* *	5	\$1,300	
Ceilings									
	AcousTileSusp.Lay-In	95%			2048	* *	5	\$8,200	
	Exposed Struc: Steel	5%			LIFE	* *			
Site Enclosure									
Free Standing Walls									
	Concrete Masonry Unit	100%	Now	\$14,900	2055	* *			
Broken/Missing Elements, Extent : Severe, Area Affected : 80%									
Location : Precast Concrete Copings At Top Of Freestanding Wall									
Joint Mortar Miss/Erode, Extent : Severe, Area Affected : 80%									
Location : Freestanding Wall Enclosure At Back									
Site Pavements									
Public Sidewalk									
	Cast in Place Concrete	100%			2040	* *			
On-Site Walkways									
	Cast in Place Concrete	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**  
**THROG'S NECK BRANCH LIBRARY**  
**Asset # : 13370**

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Service Equipment									
	Molded Case Bkrs	100%			2035	\$44,000	5	\$200	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Electrical Room									
Explanation : Main Service Disconnect Switch Rated At 400 Amperes									
Switchgear / Switchboard									
	Molded Case Bkrs	100%			2035	\$44,000	5	\$200	
Raceway									
	Conduit	80%			2035	\$29,900	1		
	Conduit	20%			2045	* *	1		
Panelboards									
	Fused Disc Sw	5%			2034	\$1,000	5		
	Molded Case Bkrs	45%			2043	* *	5	\$100	
	Molded Case Bkrs	50%			2034	\$10,100	5	\$100	
Wiring									
	Thermoplastic	60%			2035	\$20,300	1		
	Thermoplastic	40%			2045	* *	1		
Motor Controllers									
	Locally Mounted	40%			2033	\$9,700	5		
	Locally Mounted	40%			2040	* *	5		
	Variable Frequency Drive	20%			2048	* *			
Ground									
Grounding Devices									
	Generic	100%			LIFE	* *	5	\$100	
Lighting									
Interior Lighting									
	Fluorescent	100%			2040	* *	10	\$7,600	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Throughout The Building									
Explanation : T-8 Lamps									
Egress Lighting									
	Emergency, Battery	50%			2035	\$7,100	10	\$1,000	
	Exit, Service	50%			2035	\$1,400	1		
Exterior Lighting									
	LED	20%			2040	* *			
	No Component	80%							
Alarm									
Security System									
	Generic	100%			2040	* *	1	\$3,100	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Reading Areas, Outside Perimeter									
Explanation : CCTV Surveillance Cameras									

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

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

**Alarm**

Fire/Smoke Detection

Generic, Digital

100%

2040

\* \*

1-3

\$5,100

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

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

**Heating**

Energy Source

Natural Gas

100%

2055

\* \*

1

Conversion Equipment

Hot Water Boiler

100%

2040

\* \*

1

\$4,100

*Insul. Deteriorating, Extent : Moderate, Area Affected : 5%**Location : Mechanical Room*

Distribution

Hot Wtr Piping/Pump

100%

2051

\* \*

4

\$600

Terminal Devices

Air Handler

50%

2040

\* \*

1

\$2,600

Convactor/Radiator

50%

2048

\* \*

1

\$1,300

**Air Conditioning**

Energy Source

Electricity

100%

2051

\* \*

1

Conversion Equipment

Interior Pkg Unit -

Cooling

100%

2036

\$132,900

2

\$500

*R-410a Refrigerant, Extent : Light, Area Affected : 100%**Location : Roof*

Distribution

Ductwork/Diffusers

100%

LIFE

\* \*

2

\$10,800

Heat Rejection

Air Cooled Condenser

100%

2040

\* \*

2

\$5,800

Unit

**Ventilation**

Distribution

Ductwork/Diffusers

100%

LIFE

\* \*

2-5

\$4,600

Exhaust Fans

Roof

100%

2040

\* \*

2

\$300

**Plumbing**

H/C Water Piping

Galvanized Steel

100%

2048

\* \*

1

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

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

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

**NEW YORK PUBLIC LIBRARY - 035**  
**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									
	Water Heater With Tanks								
	Gas Fired	100%			2033	\$17,300	2		
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : 1st Floor						
			Explanation : Two 40 Gallon						
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Backflow Preventer								
	No Component	95%							
	Generic	5%			2040	* *	1		
			Other Observation, Extent : Light, Area Affected : 5%						
			Location : Mechanical Room						
			Explanation : Boiler						
	Fixtures								
	Generic	100%							

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.  
Maintenance \$ are aggregated over a 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 : 12-Aug-2025

**NEW YORK PUBLIC LIBRARY - FY 2026**

**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** : 24-Jan-2025 **Landmark Status** : EXTERIOR LANDMARK  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3  
**Block** : 404 **Lot** : 39 **BIN** : 1005147

<b>CAPITAL</b>	<b>FY 2027 - 2030</b>	<b>FY 2031 - 2036</b>
Exterior Architecture	\$419,200	\$132,300
Mechanical		\$1,261,000
<b>Total</b>	<b>\$419,200</b>	<b>\$1,393,300</b>
Importance Code A	\$419,200	\$132,300
Importance Code B		\$1,261,000
<b>Total</b>	<b>\$419,200</b>	<b>\$1,393,300</b>

<b>EXPENSE</b>	<b>FY 2027</b>	<b>FY 2028</b>	<b>FY 2029</b>	<b>FY 2030</b>
Exterior Architecture	\$102,400			
Interior Architecture	\$44,100	\$9,700	\$6,200	
Electrical	\$3,200	\$1,400	\$1,600	\$1,600
Mechanical	\$9,500	\$2,000	\$23,800	\$2,000
Site Enclosure	\$23,000			
Site Pavements	\$11,600			
Elevators/Escalators	\$7,200	\$7,200	\$7,200	\$7,200
<b>Total</b>	<b>\$201,000</b>	<b>\$20,300</b>	<b>\$38,800</b>	<b>\$10,900</b>
Importance Code A	\$103,100	\$700	\$700	\$700
Importance Code B	\$43,100	\$19,600	\$38,000	\$10,200
Importance Code C	\$54,700			
<b>Total</b>	<b>\$201,000</b>	<b>\$20,300</b>	<b>\$38,800</b>	<b>\$10,900</b>



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

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

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

**NEW YORK PUBLIC LIBRARY - 035**  
**TOMPKINS SQUARE BRANCH LIBRARY**  
**Asset # : 13371**

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	40%	Now	\$57,500	LIFE	**	5	\$6,300	
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
Location : East, West Facades								
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 25%								
Location : East, West Facades								
Masonry: Granite	5%			LIFE	**	5	\$1,200	
Staining/Discoloring, Extent : Light, Area Affected : 5%								
Location : Front Facade								
Masonry: Limestone	40%	Now	\$82,500	LIFE	**	5	\$4,700	
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 15%								
Location : Street Facade At Window Openings								
Vertical Cracks, Extent : Moderate, Area Affected : 10%								
Location : Street Facade								
Slate Panels	3%			LIFE	**	5	\$700	
Stucco Cement	12%	Now	\$23,700	2041	**	5	\$2,400	
Cracking/Crumbling, Extent : Severe, Area Affected : 10%								
Location : North Rear Facade								
Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 20%								
Location : North Rear Facade								
Staining/Discoloring, Extent : Severe, Area Affected : 60%								
Location : North Rear Facade								
Windows								
Aluminum	100%	Now	\$279,200	2061	**	5	\$2,600	
Air Infiltration, Extent : Moderate, Area Affected : 50%								
Location : Windows Throughout								
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 50%								
Location : Windows Throughout								
Unit Inoperable, Extent : Severe, Area Affected : 10%								
Location : Various Locations. First Floor								
Parapets								
Cast Stone/Terra Cotta	5%			LIFE	**	5-10	\$4,500	
Masonry: Brick	65%	Now	\$29,000	LIFE	**	5	\$2,100	
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 25%								
Location : East, North And West Parapet Walls								
Spalling, Extent : Severe, Area Affected : 15%								
Location : East, North And West Parapet Walls								
Masonry: Limestone	25%			LIFE	**	5-10	\$9,700	
Slate	5%			LIFE	**	5	\$300	

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**  
**TOMPKINS SQUARE BRANCH LIBRARY**  
**Asset # : 13371**

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Roof								
Modified Bitumen	85%	Now	\$13,200	2036	\$132,300			
			Alligatoring, Extent : Moderate, Area Affected : 20%					
			Location : Seams Of Main Roof					
			Blisters, Extent : Light, Area Affected : 25%					
			Location : Main Roof					
			Other Observation, Extent : N/A, Area Affected : 60%					
			Location : Roof Areas					
			Explanation : Snow Covered					
Modified Bitumen	15%	Now	\$23,300	2046	**			
			Worn/Erode, Extent : Moderate, Area Affected : 50%					
			Location : 2nd Floor Roof. South East Corner, 3rd Floor Roof. East Side					
Interior								
Floors								
Ceramic Tile	5%			2039	**	5	\$1,200	
Sheet Vinyl/Rubber	30%			2044	**	5	\$11,000	
Vinyl Tile	5%			2041	**	3	\$500	
Wood	60%			2076	**	5	\$27,400	
			Recent Installation, Extent : N/A, Area Affected : 100%					
			Location : First, Second Floors					
Interior Walls								
Ceramic Tile	5%			2051	**	5	\$1,400	
			Recent Replace Evident, Extent : N/A, Area Affected : 100%					
			Location : Bathrooms					
Gypsum Board	70%			LIFE	**	5-10	\$34,300	
Plaster	15%			LIFE	**	5-10	\$3,700	
Wood	10%			LIFE	**	5	\$23,000	
Ceilings								
AcousTile,Adhered	50%			2053	**	5	\$12,200	
AcousTileSusp.Lay-In	30%			2053	**	5	\$7,300	
Gypsum Board	10%			LIFE	**	5-10	\$8,400	
Plaster	10%			LIFE	**	5-10	\$4,200	
Site Enclosure								
Fence/Gates								
Iron Picket	100%			2056	**			
Free Standing Walls								
Masonry: Brick	100%	0-2	\$18,700	2046	**			
			Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 50%					
			Location : Rear Yard. Perimeter Walls					
Retaining Walls								
Masonry: Brick	100%	Now	\$4,400	2046	**			
			Misaligned/Bulging, Extent : Moderate, Area Affected : 20%					
			Location : Areaway To Basement From Street					
Site Pavements								

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**NEW YORK PUBLIC LIBRARY - 035**  
**TOMPKINS SQUARE BRANCH LIBRARY**  
**Asset # : 13371**

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

## Site Pavements

## Public Sidewalk

Cast in Place Concrete	100%	Now	\$9,700	2049	* *			
<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%			2041	* *			
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## Activity Yard

Cast in Place Concrete	100%	2-4	\$1,900	2041	* *
<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			
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%	2046	**	5	\$100
Other Observation, Extent : N/A, Area Affected : 100%					
Location : Electrical Room					
Explanation : 2 Main Service Disconnect Switches Rated At 400 Amperes Each.					

## Switchgear / Switchboard

Fused Disc Sw	100%			2046	* *		5	\$100
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## Raceway

Conduit	100%			2046	* *		1	
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## Panelboards

Fused Disc Sw	5%			2044	* *		5	
Molded Case Bkrs	95%			2044	* *		5	\$400

## Wiring

Thermoplastic	100%			2046	* *		1	
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## Motor Controllers

Locally Mounted	100%			2041	* *		5	\$100
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## Ground

## Grounding Devices

Generic	100%			LIFE	* *		5	\$400
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## Lighting

## Interior Lighting

Fluorescent	10%			2031	\$18,200		10	\$1,300
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : 3rd Floor</i>								
<i>Explanation : T-8 Lamps</i>								

Fluorescent	5%			2036	\$9,100		10	\$700
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*Other Observation, Extent : N/A, Area Affected : 100%*  
*Location : Hallways*  
*Explanation : Compact Fluorescent Lights*

LED	85%			2044	* *			
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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	

## Lighting

## Egress Lighting

Emergency, Battery	50%		2036	\$13,700	10	\$1,800		
Exit, Service	50%		2036	\$2,800	1			

## Exterior Lighting

LED	5%		2044	* *				
No Component	95%							

## Alarm

## Security System

Generic	100%		2036	\$30,600	1	\$5,500		
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Reading Areas, Hallways And Outside</i>								
<i>Explanation : CCTV Surveillance Cameras</i>								

## Fire/Smoke Detection

Generic, Digital	100%		2036	\$42,100	1-3	\$9,300		
<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		
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%		2046	* *	1			
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## Conversion Equipment

Hot Water Boiler	100%		2041	* *	1	\$7,300		
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Basement. Boiler Room</i>								
<i>Explanation : One Unit</i>								

## Distribution

Hot Wtr Piping/Pump	100%		2035	\$35,700	4	\$1,100		
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## Terminal Devices

Convactor/Radiator	75%		2034	\$100,100	1	\$3,600		
No Component	25%							
<i>Other Observation, Extent : N/A, Area Affected : 0%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Reported Under Air Conditioning</i>								

## Controls

Digital	100%		2034	\$468,700				
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## Air Conditioning

## Energy Source

Electricity	100%		2035	\$44,800	1			
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**NEW YORK PUBLIC LIBRARY - 035**  
**TOMPKINS SQUARE BRANCH LIBRARY**  
**Asset # : 13371**

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Conversion Equipment								
	Exterior Pkg Unit - Cooling	10%			2031	\$17,900	2	\$100	
		R-22 Refrigerant, Extent : Light, Area Affected : 100% Location : Roof							
	Split Unit	70%			2031	\$271,200			
		R-22 Refrigerant, Extent : Light, Area Affected : 100% Location : Throughout							
	Window/Wall Unit	20%			2034	\$12,400	1		
Terminal Devices									
	Air Handler/Cool/Ht	80%			2036	\$253,300	1	\$7,300	
	No Component	20%							
Heat Rejection									
	Air Cooled Condenser Unit	80%			2031	\$37,800	2	\$8,200	
	No Component	20%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$13,000	
Exhaust Fans									
	Interior	70%			2041	* *	2	\$300	
	Roof	30%			2036	\$9,500	2	\$100	
Plumbing									
	H/C Water Piping								
	Brass/Copper	20%			2062	* *	1		
		Recent Installation, Extent : N/A, Area Affected : 100% Location : Basement							
	Brass/Copper	80%			2036	\$167,700	1		
Water Heater With Tanks									
	Gas Fired	100%			2029	\$19,000	2		
		Other Observation, Extent : N/A, Area Affected : 100% Location : Basement. Boiler Room Explanation : One Unit, 40mbh 40 Gallons							
Sanitary Piping									
	Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping									
	Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)									
	Submersible	100%			2027	\$500	4	\$500	
Backflow Preventer									
	Generic	100%			2041	* *	1	\$900	
Fixtures									
	Generic	100%							
Vertical Transport									

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**NEW YORK PUBLIC LIBRARY - 035**  
**TOMPKINS SQUARE BRANCH LIBRARY**  
**Asset # : 13371**

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Vertical Transport									
Elevators									
	Hydraulic	100%			LIFE		* *		
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Basement To 3rd Floor									
Explanation : One Unit									
Fire Suppression									
Sprinkler									
	No Component	80%							
	Generic	20%			2056		* *	1-2	\$800

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Print Date : 12-Aug-2025

**NEW YORK PUBLIC LIBRARY - FY 2026**

**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** : 10-Apr-2024 **Landmark Status** : EXTERIOR LANDMARK  
**Areas Surveyed** : Basement, Roof, Floors 1  
**Block** : 7899 **Lot** : 9 **BIN** : 5088113

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Interior Architecture		\$86,900
Mechanical		\$128,400
<b>Total</b>		<b>\$215,400</b>
Importance Code B		\$215,400
<b>Total</b>		<b>\$215,400</b>

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$30,400	\$14,800		\$5,100
Interior Architecture	\$6,700	\$2,200		\$400
Electrical	\$500	\$600	\$600	\$500
Mechanical	\$4,700	\$1,400	\$1,000	\$3,600
Site Enclosure	\$14,600			
Site Pavements	\$1,800			
<b>Total</b>	<b>\$58,700</b>	<b>\$19,000</b>	<b>\$1,500</b>	<b>\$9,600</b>
Importance Code A	\$30,500	\$15,100	\$100	\$5,400
Importance Code B	\$12,900	\$3,900	\$1,400	\$4,200
Importance Code C	\$15,300			
<b>Total</b>	<b>\$58,700</b>	<b>\$19,000</b>	<b>\$1,500</b>	<b>\$9,600</b>



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 Estimates are rounded to the nearest hundred dollars.  
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**NEW YORK PUBLIC LIBRARY - 035**  
**TOTTENVILLE BRANCH LIBRARY**  
**Asset # : 13372**

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick	48%			LIFE	**	5	\$8,600	
	Masonry: Limestone	5%	Now	\$7,900	LIFE	**	5	\$700	
		Cracking/Crumbling, Extent : Light, Area Affected : 10%							
		Location : Base Of Front Columns							
	Stucco Cement	42%			2048	**	5	\$18,900	
	Wood	5%			2048	**	5	\$4,500	
Windows									
	Wood	100%	Now	\$22,500	2043	**	5	\$17,400	
		Deteriorated Finish, Extent : Moderate, Area Affected : 50%							
		Location : Throughout							
		Split/Cracked, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
Roof									
	Modified Bitumen	15%			2043	**	10	\$1,600	
	Wood Shingles	85%			2048	**	10	\$3,100	
Soffits									
	Wood	100%			2040	**	5	\$10,200	
Interior									
Floors									
	Carpet	50%			2031	\$79,500	3	\$6,100	
	Cast in Place Concrete	10%	Now	\$3,800	LIFE	**	5	\$1,800	
		Water Penetration, Extent : Moderate, Area Affected : 10%							
		Location : Mechanical Room							
	Ceramic Tile	5%			2038	**	5	\$400	
	Vinyl Tile	35%	0-2	\$1,700	2035	\$86,900	3	\$1,100	
		Cracking/Crumbling, Extent : Light, Area Affected : 5%							
		Location : Basement							
Interior Walls									
	Concrete Masonry Unit	5%			LIFE	**	5	\$100	
	Gypsum Board	75%			LIFE	**	5	\$2,500	
	Masonry: Brick	5%	Now	\$1,200	LIFE	**			
		Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 25%							
		Location : Mechanical Room In Basement							
		Spalling, Extent : Moderate, Area Affected : 15%							
		Location : Mechanical Room In Basement							
		Water Penetration, Extent : Moderate, Area Affected : 10%							
		Location : Mechanical Room In Basement							
	Plaster	10%			LIFE	**	5	\$200	
	Wood	5%			LIFE	**	5	\$1,100	
Ceilings									
	Exposed Struc: Wood	70%			LIFE	**			
	Gypsum Board	25%			LIFE	**	5	\$2,500	
	Plaster	5%			LIFE	**	5	\$300	

Site Enclosure

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**NEW YORK PUBLIC LIBRARY - 035**  
**TOTTENVILLE BRANCH LIBRARY**  
**Asset # : 13372**

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Enclosure									
	Fence/Gates								
	Chain Link	95%	Now	\$12,300	2045		* *		
		Impact Damage, Extent : Moderate, Area Affected : 10%							
		Location : Along Driveway							
	Iron Picket	5%			2055		* *		
Retaining Walls									
	Cast in Place Concrete	45%			2055		* *		
	Masonry: Brick	50%	Now	\$2,300	2045		* *		
		Joint Mortar Miss/Erode, Extent : Light, Area Affected : 5%							
		Location : Ramp And Stairs To Entrance							
	Masonry: Fieldstone	5%			2045		* *		
Site Pavements									
	Public Sidewalk								
	Cast in Place Concrete	90%			2040		* *		
	Pavers/Stone	10%			2038		* *		
On-Site Walkways									
	Cast in Place Concrete	60%	Now	\$1,800	2040		* *		
		Misaligned/Bulging, Extent : Moderate, Area Affected : 10%							
		Location : Rear Of Building							
		Other Observation, Extent : Light, Area Affected : 20%							
		Location : Stair To Front Entrance							
		Explanation : Open Expansion Joints To Brick Cheek Walls							
	Pavers/Stone	40%			2038		* *		
Parking/Driveway									
	Cast in Place Concrete	100%			2040		* *		

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2045	* *	5		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : One 400 Ampere Main Disconnect Switch							
Switchgear / Switchboard									
	Fused Disc Sw	100%			2035	\$48,100	5		
Raceway									
	Conduit	50%			2035	\$20,400	1		
	Conduit	50%			2055	* *	1		
Panelboards									
	Molded Case Bkrs	10%			2051	* *	5		
	Molded Case Bkrs	90%			2034	\$19,900	5	\$100	
Wiring									
	Thermoplastic	90%			2055	* *	1		
	Thermoplastic	10%			2045	* *	1		

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**NEW YORK PUBLIC LIBRARY - 035**  
**TOTTENVILLE BRANCH LIBRARY**  
**Asset # : 13372**

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Motor Controllers								
	Locally Mounted	100%			2048	* *	5		
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$100	
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location : Basement Storage Room								
	Explanation : Main Water Pipe Connected To The Ground								
Lighting									
	Interior Lighting								
	LED	100%			2043	* *			
	Egress Lighting								
	Emergency, Battery	50%			2043	* *	10	\$700	
	Exit, LED	50%			2070	* *	1		
	Exterior Lighting								
	LED	20%			2043	* *			
	No Component	80%							
Alarm									
	Security System								
	Generic	100%			2040	* *	1	\$2,000	
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location : Throughout The Building								
	Explanation : CCTV System And Intrusion Alarm								
	Fire/Smoke Detection								
	Generic, Digital	100%			2043	* *	1-3	\$3,300	
Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Electricity	50%			2055	* *	1		
	Natural Gas	50%			2045	* *	1		
	Conversion Equipment								
	Heat Pump Air Sourced	50%			2036		2	\$800	
	R-410a Refrigerant, Extent : Light, Area Affected : 100%								
	Location : 4 Units, Outside Of The Building								
	Hot Water Boiler	50%			2052	* *	1	\$1,300	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Basement Equipment Room								
	Explanation : 1 Unit								
	Distribution								
	Hot Wtr Piping/Pump	50%			2043	* *	4	\$200	
	No Component	50%							

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**NEW YORK PUBLIC LIBRARY - 035**  
**TOTTENVILLE BRANCH LIBRARY**  
**Asset # : 13372**

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Terminal Devices								
	Air Handler	50%			2035	\$56,500	1	\$1,700	
	Fan Coil Unit/Heat	50%			2040	**	1	\$900	
	Controls								
	Electrical	100%			2033	\$33,400			
Air Conditioning									
	Energy Source								
	Electricity	100%			2051	**	1		
	Conversion Equipment								
	Heat Pump Air Sourced	80%			2036	\$71,900	2	\$300	
		R-410a Refrigerant, Extent : Light, Area Affected : 100% Location : 4 Units, Outside Of The Building							
	Window/Wall Unit	10%			2030	\$2,300	1		
	No Component	10%							
	Terminal Devices								
	Fan Coil - 2 Pipe	80%			2040	**	1	\$1,400	
	No Component	20%							
	Heat Rejection								
	Air Cooled Condenser Unit	80%			2040	**	2	\$3,000	
	No Component	20%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$3,000	
	Exhaust Fans								
	Interior	100%			2035	\$26,600	2	\$200	
Plumbing									
	H/C Water Piping								
	Brass/Copper	20%	0-2	\$300	2055	**	1		
		Not Insulated, Extent : Moderate, Area Affected : 20% Location : Equipment Room							
	Brass/Copper	30%			2055	**	1		
	Galvanized Steel	50%			2033	\$38,300	1		
	Water Heater With Tanks								
	Gas Fired	100%			2035	\$19,000	2		
		Other Observation, Extent : N/A, Area Affected : 100% Location : Equipment Room Explanation : 1 Brand New 40 Gallon Unit							
	Sanitary Piping								
	Cast Iron	100%	Now	\$3,800	LIFE	**	1		
		Blockage /Clogged, Extent : Moderate, Area Affected : 10% Location : Basement Damaged, Extent : Severe, Area Affected : 5% Location : Basement							
	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**  
**TOTTENVILLE BRANCH LIBRARY**  
**Asset # : 13372**

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

Vertical Transport

Elevators

Hydraulic

100%

LIFE

\* \*

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

*Location : 1st Floor*

*Explanation : Chair Lift*

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

*Maintenance \$ are aggregated over a 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 : 12-Aug-2025

**NEW YORK PUBLIC LIBRARY - FY 2026**

**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** : 15-Feb-2024 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,Mez  
**Block** : 2918 **Lot** : 1 **BIN** : 2009573

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	\$322,600	
Electrical		\$80,900
Mechanical	\$147,300	\$534,600
<b>Total</b>	<b>\$469,900</b>	<b>\$615,500</b>
Importance Code A	\$322,600	\$128,300
Importance Code B	\$147,300	\$487,200
<b>Total</b>	<b>\$469,900</b>	<b>\$615,500</b>

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$87,200			
Interior Architecture	\$99,700	\$4,200	\$800	\$300
Electrical	\$1,100	\$1,200	\$1,400	\$7,100
Mechanical	\$33,200	\$2,400	\$5,300	\$2,400
Elevators/Escalators	\$7,200	\$7,200	\$7,200	\$7,200
<b>Total</b>	<b>\$228,500</b>	<b>\$15,000</b>	<b>\$14,700</b>	<b>\$17,000</b>
Importance Code A	\$87,800	\$600	\$600	\$700
Importance Code B	\$92,000	\$14,500	\$13,600	\$16,200
Importance Code C	\$48,600		\$500	
<b>Total</b>	<b>\$228,500</b>	<b>\$15,000</b>	<b>\$14,700</b>	<b>\$17,000</b>



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

**NEW YORK PUBLIC LIBRARY - 035**  
**TREMONT BRANCH LIBRARY**  
**Asset # : 13373**

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick	40%			LIFE	**	5	\$11,700	
	Masonry: Brick	25%	Now	\$61,300	LIFE	**	5	\$7,300	
Joint Mortar Miss/Erode, Extent : Severe, Area Affected : 30%									
Location : North Facade, East Facade									
Spalling, Extent : Severe, Area Affected : 25%									
Location : North Facade, East Facade									
Worn/Erode, Extent : Severe, Area Affected : 20%									
Location : North Facade, East Facade									
	Masonry: Granite	10%			LIFE	**	5	\$2,200	
	Masonry: Limestone	10%			LIFE	**	5	\$2,200	
	Metal, Corrugated	5%			2045	**	1		
	Stucco Cement	10%	Now	\$8,400	2048	**	5	\$3,700	
Cracking/Crumbling, Extent : Severe, Area Affected : 20%									
Location : East Facade									
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : East Facade									
Explanation : Cement Parge Coat over brick									
Windows									
	Wood	100%	Now	\$29,900	2043	**	5	\$25,300	1
Deteriorated Finish, Extent : Severe, Area Affected : 50%									
Location : Throughout									
Split/Cracked, Extent : Severe, Area Affected : 20%									
Location : Throughout									
Other Observation, Extent : Light, Area Affected : 35%									
Location : Street Height, South And West Facades									
Explanation : Protective Metal Grilles									

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.  
Maintenance \$ are aggregated over a ten-year period. Site specific 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		
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	\$19,900	LIFE	* *	5	\$1,400	1
		Broken/Missing Elements, Extent : Severe, Area Affected : 20%							
		Location : Coping At East And North Parapets							
		Cracking/Crumbling, Extent : Severe, Area Affected : 25%							
		Location : Coping At East And North Parapets							
		Joint Mortar Miss/Erode, Extent : Severe, Area Affected : 35%							
		Location : Coping At East And North Parapets							
	Masonry: Brick	55%	Now	\$152,400	LIFE	* *	5	\$2,000	1
		Cracking/Crumbling, Extent : Severe, Area Affected : 25%							
		Location : Interior Face Throughout							
		Joint Mortar Miss/Erode, Extent : Severe, Area Affected : 70%							
		Location : Throughout							
		Spalling, Extent : Severe, Area Affected : 70%							
		Location : Interior Parapet Wall Throughout							
		Worn/Erode, Extent : Severe, Area Affected : 70%							
		Location : Throughout							
	Masonry: Brick	25%			LIFE	* *	5	\$900	
	Masonry: Limestone	10%	Now	\$13,600	LIFE	* *	5	\$500	
		Staining/Discoloring, Extent : Moderate, Area Affected : 15%							
		Location : Cornice							
	Masonry: Sandstone	5%	Now	\$15,400	LIFE	* *	5	\$200	
		Joint Mortar Miss/Erode, Extent : Severe, Area Affected : 35%							
		Location : Coping At North And East Parapets							
		Worn/Erode, Extent : Severe, Area Affected : 100%							
		Location : Coping At North And East Parapets, Mechanical Bulkhead							
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Coping At North And East Parapets							
		Explanation : This Material Is Actually Bluestone.							
Roof									
	Modified Bitumen	100%	Now	\$108,900	2045	* *			1
		Blisters, Extent : Severe, Area Affected : 25%							
		Location : Throughout							
		Debris Present, Extent : Severe, Area Affected : 10%							
		Location : Lower Roof							
		Miss/Damaged Flashings, Extent : Severe, Area Affected : 40%							
		Location : Parapet Walls And Mechanical Bulkhead							
		Water Penetration, Extent : Severe, Area Affected : 20%							
		Location : Bulkhead And Third Floor							
		Worn/Erode, Extent : Severe, Area Affected : 25%							
		Location : Throughout							

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

**NEW YORK PUBLIC LIBRARY - 035**  
**TREMONT BRANCH LIBRARY**  
**Asset # : 13373**

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Carpet	10%			2034	\$18,300	3	\$1,500	
Cast in Place Concrete	10%			LIFE	* *	5	\$2,200	
Ceramic Tile	5%			2044	* *	5	\$500	
Marble Panels	5%			LIFE	* *	5	\$400	
Slate	5%			LIFE	* *	5	\$500	
Terrazzo	3%			LIFE	* *	5	\$200	
Vinyl Tile	7%			2040	* *	3	\$300	
Vinyl Tile	20%	Now	\$22,800	2043	* *	3	\$800	
Broken/Missing Elements, Extent : Severe, Area Affected : 50%								
Location : Third Floor, Staff Office								
Worn/Erode, Extent : Severe, Area Affected : 50%								
Location : Third Floor								
Wood	35%			2063	* *	5	\$6,700	
Interior Walls								
Ceramic Tile	5%			2044	* *	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	\$48,600	LIFE	* *	5	\$1,000	
Broken/Missing Elements, Extent : Severe, Area Affected : 10%								
Location : Roof Stair, Third Floor At Custodian Apartment								
Cracking/Crumbling, Extent : Severe, Area Affected : 25%								
Location : Third Floor At Custodian Apartment								
Deteriorated Finish, Extent : Severe, Area Affected : 50%								
Location : Roof Stair, Third Floor At Custodian Apartment								
Wood	5%			LIFE	* *	5	\$4,400	
Ceilings								
AcousTile,Adhered	5%			2048	* *	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	\$28,300	LIFE	* *	5	\$2,900	
Cracking/Crumbling, Extent : Severe, Area Affected : 25%								
Location : Third Floor Custodian Apartment, 1st Floor Near Lobby								
Paint Peeling, Extent : Severe, Area Affected : 50%								
Location : Third Floor Custodian Apartment								
Water Penetration, Extent : Severe, Area Affected : 10%								
Location : Third Floor Custodian Apartment								
Plaster	5%			LIFE	* *	5	\$300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout								
Explanation : Crown Moulding								
Site Enclosure								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.  
Maintenance \$ are aggregated over a ten-year period. Site specific 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		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	

## Site Enclosure

## Retaining Walls

Masonry: Brick

100%

2055

\* \*

## Site Pavements

## Public Sidewalk

Cast in Place Concrete

100%

2048

\* \*

## On-Site Walkways

Cast in Place Concrete

100%

2048

\* \*

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

## Under 600 Volts

## Service Equipment

Molded Case Bkrs

100%

2035

\$44,000

5

\$300

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Electrical Room**Explanation : Main Service Disconnect Switch Rated At 800 Amperes.*

## Switchgear / Switchboard

Molded Case Bkrs

100%

2035

\$44,000

5

\$300

## Raceway

Conduit

95%

2035

\$35,500

1

Conduit

5%

2045

\* \*

1

## Panelboards

Fused Disc Sw

5%

2034

\$1,000

5

Molded Case Bkrs

40%

2043

\* \*

5

\$100

Molded Case Bkrs

55%

2034

\$11,100

5

\$200

## Wiring

Thermoplastic

80%

2035

\$27,000

1

Thermoplastic

20%

2055

\* \*

1

## Motor Controllers

Locally Mounted

100%

2033

\$48,500

5

\$100

## Ground

## Grounding Devices

Generic

100%

LIFE

\* \*

5

\$200

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Water Main Basement**Explanation : Corroded*

## Lighting

## Interior Lighting

Fluorescent

60%

2035

\$80,900

10

\$6,500

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Throughout The Building**Explanation : T-8 Lamps*

LED

40%

2040

\* \*

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

*Maintenance \$ are aggregated over a ten-year period. Site specific 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		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	

## Lighting

Egress Lighting									
Emergency, Battery	50%			2035	\$10,100	10		\$1,400	
Exit, LED	10%			2050	* *	1			
Exit, Service	40%			2035	\$1,600	1			
Exterior Lighting									
HID	10%			2030	\$5,600	10			
No Component	90%								

## Alarm

Security System									
Generic	100%			2035	\$22,700	1		\$4,400	
Fire/Smoke Detection									
Generic, Analog	100%			2035	\$31,100	1-3		\$7,300	
<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		
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%			2045	* *	1			
Conversion Equipment									
Hot Water Boiler	100%			2033	\$128,300	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	\$2,600	2034	\$26,400	4		\$600	
<i>Corroded, Extent : Moderate, Area Affected : 40%</i>									
<i>Location : Basement</i>									
Terminal Devices									
Air Handler	40%			2035	\$90,900	1		\$2,900	
Convactor/Radiator	60%			2040	* *	1		\$2,300	
Controls									
Electrical	100%			2030	\$67,100				
Air Conditioning									
Energy Source									
Electricity	100%			2043	* *	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**  
**TREMONT BRANCH LIBRARY**  
**Asset # : 13373**

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Conversion Equipment								
	Reciprocating Compr/Chiller	90%	0-2	\$80,200	2035	\$160,300	1	\$4,500	
		On Extended Life, Extent : Moderate, Area Affected : 100% Location : Roof. Units Constantly Break Down R-22 Refrigerant, Extent : Light, Area Affected : 100% Location : 3 Units. Roof							
	Split Unit	10%			2040	**			
Distribution									
	CW & CHW Wtr Pipe/Pump	100%			2045	**	4	\$600	
Terminal Devices									
	Air Handler/Cool/Ht	100%			2040	**	1	\$7,400	
Heat Rejection									
	Air Cooled Condenser Unit	100%			2035	\$35,000	2	\$8,300	
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%	0-2	\$26,500	LIFE	**	2-5	\$6,600	
		Leak Evident, Extent : Moderate, Area Affected : 10% Location : First And Second Floor							
Exhaust Fans									
	Interior	80%			2040	**	2	\$300	
	Roof	20%			2040	**	2	\$100	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2035	\$155,100	1		
Water Heater With Tanks									
	Gas Fired	100%			2033	\$17,300	2		
		Other Observation, Extent : N/A, Area Affected : 100% Location : Basement Explanation : One 40 Gallons							
Sanitary Piping									
	Cast Iron	100%			LIFE	**	1		
Storm Drain Piping									
	Cast Iron	100%			LIFE	**	1		
Sump Pump(s)									
	Submersible	100%			2027	\$400	4	\$400	
Fixtures									
	Generic	100%							
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE	**			
Fire Suppression									

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

**NEW YORK PUBLIC LIBRARY - 035**  
**TREMONT BRANCH LIBRARY**  
**Asset # : 13373**

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fire Suppression									
Sprinkler									
	No Component	90%							
	Generic	10%			2055	* *	1-2	\$300	
Other Observation, Extent : Light, Area Affected : 10%									
Location : Stairway Only									
Explanation : Partial Coverage									

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



Print Date : 12-Aug-2025

**NEW YORK PUBLIC LIBRARY - FY 2026**

**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** : 16-May-2024 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1  
**Block** : 4321 **Lot** : 70 **BIN** : 2049427

<b>CAPITAL</b>	<b>FY 2027 - 2030</b>	<b>FY 2031 - 2036</b>
Exterior Architecture	\$298,200	
Interior Architecture	\$65,300	
Mechanical	\$73,400	\$349,400
<b>Total</b>	<b>\$436,900</b>	<b>\$349,400</b>
Importance Code A	\$298,200	\$82,900
Importance Code B	\$138,700	\$266,500
<b>Total</b>	<b>\$436,900</b>	<b>\$349,400</b>

<b>EXPENSE</b>	<b>FY 2027</b>	<b>FY 2028</b>	<b>FY 2029</b>	<b>FY 2030</b>
Exterior Architecture	\$22,600	\$700		
Interior Architecture	\$56,900	\$900		\$1,000
Electrical	\$700	\$900	\$700	\$900
Mechanical	\$20,200	\$1,600	\$5,800	\$1,600
<b>Total</b>	<b>\$100,400</b>	<b>\$4,000</b>	<b>\$6,500</b>	<b>\$3,500</b>
Importance Code A	\$23,000	\$1,000	\$400	\$500
Importance Code B	\$67,400	\$3,000	\$6,100	\$3,100
Importance Code C	\$10,100			
<b>Total</b>	<b>\$100,400</b>	<b>\$4,000</b>	<b>\$6,500</b>	<b>\$3,500</b>



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

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

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

**NEW YORK PUBLIC LIBRARY - 035**  
**VAN NEST BRANCH LIBRARY**  
**Asset # : 13374**

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Cast in Place Concrete	10%			LIFE	* *	5	\$8,000	
	Masonry: Brick	85%			LIFE	* *	5	\$13,700	
	Graffiti, Extent : Light, Area Affected : 5%								
	Location : Front Facade Right Corner								
	Painted Surfaces, Extent : Moderate, Area Affected : 30%								
	Location : Front Facade								
	Granite Panels	5%	Now	\$20,100	LIFE	* *	5	\$600	
	Broken/Missing Elements, Extent : Severe, Area Affected : 100%								
	Location : Granite Base At Front Of Building Failing								
Windows									
	Aluminum	75%			2043	* *	5	\$1,300	
	Steel	25%			2051	* *	5	\$5,500	
Parapets									
	Masonry: Brick	65%	Now	\$95,900	LIFE	* *	5	\$2,500	1
	Joint Mortar Miss/Erode, Extent : Severe, Area Affected : 20%								
	Location : Throughout								
	Parge/Tar Separating, Extent : Severe, Area Affected : 60%								
	Location : Throughout Parapet Wall								
	Water Penetration, Extent : Severe, Area Affected : 10%								
	Location : Throughout								
	Slate	10%	0-2	\$2,500	LIFE	* *	5	\$400	
	Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 10%								
	Location : Coping Stones								
	Worn/Erode, Extent : Moderate, Area Affected : 10%								
	Location : Copings								
	No Component	25%							
Roof									
	Modified Bitumen	100%	Now	\$202,300	2045	* *			
	Blisters, Extent : Severe, Area Affected : 80%								
	Location : Main Roof								
	Debris Present, Extent : Light, Area Affected : 10%								
	Location : North Side								
Interior									
Floors									
	Cast in Place Concrete	10%			LIFE	* *	5	\$2,300	
	Mosaic Tile	5%			2048	* *	5	\$1,300	
	Terrazzo	5%			LIFE	* *	5	\$400	
	Vinyl Tile	80%	Now	\$46,900	2040	* *	3	\$3,100	
	Water Penetration, Extent : Severe, Area Affected : 20%								
	Location : Basement Near Open Pit								

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

**NEW YORK PUBLIC LIBRARY - 035**  
**VAN NEST BRANCH LIBRARY**  
**Asset # : 13374**

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

**Interior**

**Interior Walls**

Concrete Masonry Unit      98%    Now      \$10,100    LIFE      \* \*    5      \$2,100

*Horizontal Cracks, Extent : Light, Area Affected : 2%*

*Location : Basement*

*Vertical Cracks, Extent : Light, Area Affected : 2%*

*Location : Basement*

Glass: Single Pane      1%      LIFE      \* \*    5

Plaster      1%      LIFE      \* \*    5

**Ceilings**

AcousTileSusp.Lay-In      5%      2048      \* \*    5      \$500

Exposed Struc: Concrete      2%      LIFE      \* \*    5

Metal Panel      93%    Now      \$65,300    LIFE      \* \*    5      \$12,100

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

*Location : East Front Side*

**Site Pavements**

**Public Sidewalk**

Cast in Place Concrete      100%      2048      \* \*

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

**Under 600 Volts**

**Service Equipment**

Molded Case Bkrs      100%      2035      \$44,000    5      \$200

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

*Location : Electrical Room*

*Explanation : No Available Nameplate Rating Capacity*

**Switchgear / Switchboard**

Molded Case Bkrs      100%      2035      \$44,000    5      \$200

**Raceway**

Conduit      80%      2035      \$29,900    1

Conduit      20%      2045      \* \*    1

**Wiring**

Thermoplastic      80%      2045      \* \*    1

Thermoplastic      20%      2035      \$6,800    1

**Motor Controllers**

Locally Mounted      100%      2033      \$24,200    5      \$100

**Ground**

**Grounding Devices**

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

**Lighting**

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

*Estimates are rounded to the nearest hundred dollars.*

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

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

**NEW YORK PUBLIC LIBRARY - 035**  
**VAN NEST BRANCH LIBRARY**  
**Asset # : 13374**

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting									
	Interior Lighting								
	Fluorescent	10%			2035	\$8,700	10	\$700	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Reading Areas							
		Explanation : T-8 Lamps							
	Fluorescent	5%			2035	\$4,400	10	\$400	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Offices							
		Explanation : Compact Fluorescent Lights							
	LED	85%			2043	* *			
	Egress Lighting								
	Exit, LED	100%			2063	* *	1		
Alarm									
	Security System								
	Generic	100%			2040	* *	1	\$2,900	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Reading Areas, Outside Perimeter							
		Explanation : CCTV Surveillance Cameras							
	Fire/Smoke Detection								
	Generic, Analog	100%			2040	* *	1-3	\$4,700	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors And Horns							
Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2055	* *	1		
	Conversion Equipment								
	Hot Water Boiler	100%			2033	\$82,900	1	\$3,800	
	Distribution								
	Hot Wtr Piping/Pump	100%			2051	* *	4	\$600	
		Insul. Deteriorating, Extent : Moderate, Area Affected : 2%							
		Location : Basement							
	Terminal Devices								
	Air Handler	50%			2030	\$73,400	1	\$2,400	
	Convactor/Radiator	50%			2048	* *	1	\$1,200	
Air Conditioning									
	Energy Source								
	Electricity	100%			2051	* *	1		
	Conversion Equipment								
	Reciprocating	100%			2035	\$115,100	1	\$3,600	
	Compr/Chiller								

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**  
**VAN NEST BRANCH LIBRARY**  
**Asset # : 13374**

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2	\$10,000	
	Terminal Devices								
	Air Handler/Cool/Ht	100%			2035	\$151,400	1	\$4,800	
	Heat Rejection								
	Dry Cooler	100%			2035	\$35,800	2	\$5,400	
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%	0-2	\$17,100	LIFE	* *	2-5	\$4,300	
		Broken, Extent : Moderate, Area Affected : 5%							
		Location : 1st Floor. Broken Insulation. Condensate Leaking Into First Floor.							
		Leak Evident, Extent : Moderate, Area Affected : 5%							
		Location : 1st Floor. Broken Insulation. Condensate Leaking Into First Floor							
	Exhaust Fans								
	Roof	100%			2035	\$15,100	2	\$200	
Plumbing									
	H/C Water Piping								
	Galvanized Steel	100%			2048	* *	1		
	Water Heater With Tanks								
	Gas Fired	100%			2033	\$17,300	2		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Boiler Room							
		Explanation : One 40 Gallon							
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Sewage Ejector(s)								
	Electric	100%			2035	\$4,100	4	\$500	
	Backflow Preventer								
	No Component	95%							
	Generic	5%			2040	* *	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 : 12-Aug-2025

**NEW YORK PUBLIC LIBRARY - FY 2026**

**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** : 06-Jun-2024 **Landmark Status** : NONE  
**Areas Surveyed** : Roof, Floors 1,2  
**Block** : 4832 **Lot** : 20 **BIN** : 2063175

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Interior Architecture		\$90,100
Mechanical	\$60,600	
<b>Total</b>	<b>\$60,600</b>	<b>\$90,100</b>
Importance Code B	\$60,600	\$90,100
<b>Total</b>	<b>\$60,600</b>	<b>\$90,100</b>

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$37,900			
Interior Architecture	\$50,700	\$3,600		\$400
Electrical	\$1,000	\$1,200	\$1,100	\$7,700
Mechanical	\$15,200	\$2,000	\$4,000	\$29,700
Site Pavements	\$42,700			
Elevators/Escalators	\$7,200	\$7,200	\$7,200	\$7,200
<b>Total</b>	<b>\$154,700</b>	<b>\$14,000</b>	<b>\$12,400</b>	<b>\$45,000</b>
Importance Code A	\$39,000	\$1,100	\$1,100	\$1,200
Importance Code B	\$68,000	\$13,000	\$11,300	\$43,800
Importance Code C	\$47,700			
<b>Total</b>	<b>\$154,700</b>	<b>\$14,000</b>	<b>\$12,400</b>	<b>\$45,000</b>



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

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

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

**NEW YORK PUBLIC LIBRARY - 035**  
**WAKEFIELD BRANCH LIBRARY**  
**Asset # : 13375**

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls	Masonry: Brick	95%	Now	\$37,900	LIFE	**	5	\$22,700	
		Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 5%							
		Location : Facades							
	Masonry: Limestone	5%			LIFE	**	5	\$900	
Windows									
	Aluminum	100%			2051	**	5	\$4,000	
Parapets									
	Masonry: Brick	95%			LIFE	**	5	\$5,200	
	Masonry: Limestone	5%			LIFE	**	5	\$300	
Recent Repair Evident, Extent : N/A, Area Affected : 100%									
Location : Throughout									
Roof									
	Single Ply Membrane	100%			2045	**	10	\$18,100	
Recent Replace Evident, Extent : N/A, Area Affected : 100%									
Location : Roof									
Interior									
Floors									
	Carpet	45%			2034	\$129,800	3	\$10,900	
	Cast in Place Concrete	30%	Now	\$8,300	LIFE	**	5	\$10,600	
Water Penetration, Extent : Severe, Area Affected : 5%									
Location : Ground Water In Boiler Area Pit									
	Terrazzo	5%			LIFE	**	5	\$600	
	Vinyl Tile	20%	Now	\$1,800	2035	\$90,100	3	\$1,200	
Broken/Missing Elements, Extent : Severe, Area Affected : 2%									
Location : 1st Floor Storage Area In Staff Only Space									
Interior Walls									
	Plaster	100%	4+	\$14,900	LIFE	**	5	\$9,000	
Cracking/Crumbling, Extent : Severe, Area Affected : 2%									
Location : 1st Floor Storage Arear At Windows									
Ceilings									
	AcousTile,Adhered	97%	2-4	\$25,500	2040	**	5	\$7,800	
Misaligned/Bulging, Extent : Moderate, Area Affected : 2%									
Location : Main Library									
Patching Evident, Extent : Moderate, Area Affected : 5%									
Location : Main Library Areas									
	Gypsum Board	1%			LIFE	**	5	\$200	
	Plaster	2%	0-2	\$200	LIFE	**	5	\$200	
Paint Peeling, Extent : Moderate, Area Affected : 5%									
Location : 1st Floor Storage Area									
Site Enclosure									
Fence/Gates									
	Chain Link	20%			2045	**			
	Iron Picket	80%			2070	**			
Retaining Walls									
	Cast in Place Concrete	100%			2055	**			

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**  
**WAKEFIELD BRANCH LIBRARY**  
**Asset # : 13375**

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	0-2	\$9,800	2048		* *		
	Misaligned/Bulging, Extent : Severe, Area Affected : 2%							
	Location : East 229th Street Sidewalk							
On-Site Walkways								
Cast in Place Concrete	95%	Now	\$2,700	2048		* *		
	Cracking/Crumbling, Extent : Severe, Area Affected : 30%							
	Location : Rear Of Buildings							
Masonry: Granite	5%	4+	\$300	LIFE		* *		
	Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 20%							
	Location : Front Of Building							
Parking/Driveway								
Cast in Place Concrete	100%	Now	\$29,900	2048		* *		
	Cracking/Crumbling, Extent : Severe, Area Affected : 50%							
	Location : Rear Of Building							

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Molded Case Bkrs	100%			2035	\$44,000	5	\$300	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : Main Service Disconnect Switch Rated At 800 Amperes.							
	Switchgear / Switchboard								
	Molded Case Bkrs	100%			2035	\$44,000	5	\$300	
	Raceway								
	Conduit	100%			2035	\$37,400	1		
	Panelboards								
	Fused Disc Sw	5%			2034	\$1,000	5		
	Molded Case Bkrs	95%			2034	\$19,200	5	\$300	
	Wiring								
	Braided Cloth	50%			2034	\$16,900	1		
		Insulation Aged, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
	Thermoplastic	50%			2035	\$16,900	1		
	Motor Controllers								
	Locally Mounted	100%			2033	\$48,500	5	\$100	
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$200	
Lighting									
	Interior Lighting								
	LED	100%			2043	* *			

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**  
**WAKEFIELD BRANCH LIBRARY**  
**Asset # : 13375**

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

**Lighting**

## Egress Lighting

Emergency, Battery	50%		2040	**	10	\$1,300		
Exit, Service	50%		2040	**	1			

## Exterior Lighting

HID	10%		2030	\$5,100	10			
No Component	90%							

**Alarm**

## Security System

Generic	100%		2040	**	1	\$4,000		
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*Other Observation, Extent : N/A, Area Affected : 100%**Location : Reading Areas**Explanation : CCTV Surveillance Cameras*

## Fire/Smoke Detection

Generic, Digital	100%		2040	**	1-3	\$6,600		
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*Other Observation, Extent : N/A, Area Affected : 100%**Location : Throughout The Building**Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors, Horns*

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

**Heating**

## Energy Source

Natural Gas	100%		2055	**	1			
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## Conversion Equipment

Steam Boiler	100%		2048	**	1	\$10,600		
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## Distribution

Hot Wtr Piping/Pump	30%		2051	**	4	\$200		
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*Other Observation, Extent : Light, Area Affected : 75%**Location : Basement Boiler Room**Explanation : Water Coil In Steam Boiler*

Central Plant Steam Piping/Pmp	70%		2045	**	4	\$400		
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## Terminal Devices

Air Handler	20%		2035	\$41,000	1	\$1,300		
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Convactor/Radiator	70%		2040	**	1	\$2,400		
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Unit Heater - Steam	10%		2040	**	4	\$100		
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## Controls

Electrical	100%		2030	\$60,600				
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**Air Conditioning**

## Energy Source

Electricity	100%		2051	**	1			
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*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.*

*Estimates are rounded to the nearest hundred dollars.*

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

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

**NEW YORK PUBLIC LIBRARY - 035**  
**WAKEFIELD BRANCH LIBRARY**  
**Asset # : 13375**

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
Conversion Equipment									
	Reciprocating Compr/Chiller	20%			2035	\$32,200	1	\$1,000	
	Exterior Pkg Unit - Cooling	70%			2043	* *	2	\$500	
	Window/Wall Unit	10%			2030	\$4,100	1		
Terminal Devices									
	Air Handler/Dir Expansion	20%			2035	\$41,800	1		
	No Component	80%							
Heat Rejection									
	Dry Cooler	90%			2043	* *	2	\$6,700	
	No Component	10%							
Ventilation									
Distribution									
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$6,000	
Exhaust Fans									
	Interior	80%			2040	* *	2	\$300	
	Roof	20%			2035	\$4,200	2	\$100	
Plumbing									
H/C Water Piping									
	Galvanized Steel	100%			2048	* *	1		
Water Heater With Tanks									
	Electric	100%	0-2	\$12,000	2030	\$24,000	4		
	Corroded, Extent : Severe, Area Affected : 100%								
	Location : Boiler Pit. Severely Corroded								
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Boiler Pit								
	Explanation : 1 Unit, 40 Gallons								
Sanitary Piping									
	Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping									
	Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)									
	Submersible	100%	0-2	\$200	2028	\$300	4	\$200	
	Broken, Extent : Moderate, Area Affected : 100%								
	Location : Boiler Pit								
Fixtures									
	Generic	100%							
Vertical Transport									
Elevators									
	Hydraulic	100%			LIFE	* *			
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Basement To 1st Floor								
	Explanation : 1 Unit								

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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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 : 12-Aug-2025

**NEW YORK PUBLIC LIBRARY - FY 2026**

**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** : 12-Mar-2025 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Sub Basement, Roof, Floors 1,2,3,Mez  
**Block** : 2109 **Lot** : 55 **BIN** : 1062551

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	\$351,500	
Mechanical		\$965,800
<b>Total</b>	<b>\$351,500</b>	<b>\$965,800</b>
Importance Code A	\$351,500	
Importance Code B		\$965,800
<b>Total</b>	<b>\$351,500</b>	<b>\$965,800</b>

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$51,700	\$3,500		
Interior Architecture	\$59,600	\$6,900	\$1,300	
Electrical	\$2,100	\$1,900	\$2,000	\$1,600
Mechanical	\$35,900	\$1,900	\$3,500	\$1,600
Site Pavements	\$9,000			
Elevators/Escalators	\$14,400	\$14,400	\$14,400	\$14,400
<b>Total</b>	<b>\$172,700</b>	<b>\$28,600</b>	<b>\$21,200</b>	<b>\$17,600</b>
Importance Code A	\$52,600	\$4,300	\$900	\$900
Importance Code B	\$91,000	\$24,200	\$19,300	\$16,800
Importance Code C	\$29,100		\$1,100	
<b>Total</b>	<b>\$172,700</b>	<b>\$28,600</b>	<b>\$21,200</b>	<b>\$17,600</b>



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

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

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

**NEW YORK PUBLIC LIBRARY - 035**  
**WASHINGTON HEIGHTS BRANCH LIBRARY**  
**Asset # : 13376**

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick	85%	Now	\$351,500	LIFE	* *	5	\$42,100	
		Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 70%							
		Location : All Facades							
		Spalling, Extent : Moderate, Area Affected : 10%							
		Location : All Facades							
		Water Penetration, Extent : Severe, Area Affected : 5%							
		Location : Stair To Sub-basement							
	Masonry: Brick	5%			LIFE	* *	5	\$5,000	
		Recent Replace Evident, Extent : N/A, Area Affected : 5%							
		Location : Side Facade Upper Floors							
	Masonry: Granite	5%			LIFE	* *	5	\$3,700	
	Masonry: Limestone	5%	Now	\$29,700	LIFE	* *	5	\$1,900	
		Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 30%							
		Location : Throughout							
Windows									
	Aluminum	100%			2058	* *	5	\$7,000	
		Recent Replace Evident, Extent : N/A, Area Affected : 100%							
		Location : All Facades							
Parapets									
	Masonry: Brick	65%			LIFE	* *	5-10	\$15,400	
		Recent Replace Evident, Extent : N/A, Area Affected : 100%							
		Location : Parapet Walls							
		Other Observation, Extent : N/A, Area Affected : 90%							
		Location : Interior Of Parapet Walls							
		Explanation : Covered With Metal Panels							
	Metal Panel	20%			2062	* *	5	\$2,700	
		Recent Installation, Extent : N/A, Area Affected : 100%							
		Location : Bulkheads							
	Pre-Cast Concrete	15%			LIFE	* *	5	\$6,500	
		Recent Replace Evident, Extent : N/A, Area Affected : 100%							
		Location : Parapet Coping Stones							
Roof									
	Modified Bitumen	95%			2044	* *	10	\$10,700	
		Recent Installation, Extent : N/A, Area Affected : 100%							
		Location : Roof Areas							
	Skylight, Metal/Glass	5%			2062	* *	10	\$1,900	

Interior

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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**NEW YORK PUBLIC LIBRARY - 035**  
**WASHINGTON HEIGHTS BRANCH LIBRARY**  
**Asset # : 13376**

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Floors									
	Carpet	20%			2037	* *	3	\$7,900	
	Cast in Place Concrete	20%			LIFE	* *	5	\$22,900	
	Mosaic Tile	5%			2053	* *	5	\$3,300	
Recent Replace Evident, Extent : N/A, Area Affected : 100%									
Location : Toilet Rooms									
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Basement Toilet Rooms									
Explanation : Location Noted									
	Terrazzo	10%			LIFE	* *	5	\$4,100	
	Vinyl Tile	5%			2044	* *	3	\$500	
	Wood	40%			2071	* *	5	\$19,600	
Interior Walls									
	Ceramic Tile	5%			2049	* *	5	\$2,200	
	Gypsum Board	30%			LIFE	* *	5-10	\$22,800	
	Plaster	65%	2-4	\$14,300	LIFE	* *	5	\$8,700	
Water Penetration, Extent : Moderate, Area Affected : 5%									
Location : 2nd Floor Staff Area									
Ceilings									
	AcousTileSusp.Lay-In	20%			2053	* *	5	\$5,200	
	Gypsum Board	10%			LIFE	* *	5-10	\$9,000	
	Plaster	70%	4+	\$11,300	LIFE	* *	5	\$11,500	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%									
Location : Pantry Staff Lounge									
Site Enclosure									
Fence/Gates									
	Iron Picket	100%			2071	* *			
Retaining Walls									
	Cast in Place Concrete	100%			2071	* *			
Site Pavements									
Public Sidewalk									
	Cast in Place Concrete	100%	2-4	\$9,000	2053	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 20%									
Location : St. Nicholas Avenue									
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%			2046	* *	5	\$500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Electrical Room								
Explanation : One 800 Ampere Main Disconnect Switch								

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**NEW YORK PUBLIC LIBRARY - 035**  
**WASHINGTON HEIGHTS BRANCH LIBRARY**  
**Asset # : 13376**

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Switchgear / Switchboard								
	Molded Case Bkrs	100%			2062	* *	5	\$500	
	Raceway								
	Conduit	90%			2062	* *	1		
	Conduit	10%			2046	* *	1		
	Panelboards								
	Fused Disc Sw	2%			2044	* *	5		
	Fused Disc Sw	3%			2058	* *	5		
	Molded Case Bkrs	75%			2058	* *	5	\$300	
	Molded Case Bkrs	20%			2044	* *	5	\$100	
	Wiring								
	Thermoplastic	90%			2062	* *	1		
	Thermoplastic	10%			2046	* *	1		
	Motor Controllers								
	Locally Mounted	70%			2053	* *	5	\$100	
	Locally Mounted	30%			2041	* *	5		
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$500	
Lighting									
	Interior Lighting								
	LED	100%			2044	* *			
	Egress Lighting								
	Emergency, Battery	50%			2044	* *	10	\$2,100	
	Exit, Service	50%			2044	* *	1		
	Exterior Lighting								
	LED	25%			2044	* *			
	No Component	75%							
Alarm									
	Security System								
	Generic	50%			2044	* *	1	\$3,300	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Inside And Outside The Building							
		Explanation : Surveillance Camera CCTV							
	Generic	50%			2044	* *	1	\$3,300	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Exit Doors And Reading Area							
		Explanation : Intrusion Alarm And Motion Sensor							
	Fire/Smoke Detection								
	Generic, Digital	100%			2044	* *	1-3	\$10,800	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Strobes, Bell, Horn, Smoke Detector, Fire Alarm Panel And Pull Box Station							

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**NEW YORK PUBLIC LIBRARY - 035**  
**WASHINGTON HEIGHTS BRANCH LIBRARY**  
**Asset # : 13376**

<b>Mechanical</b>		<b>Current Repair</b>			<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System</b>	<b>Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Heating</b>									
	Energy Source								
	Natural Gas	100%			2056	* *	1		
	Conversion Equipment								
	Hot Water Boiler	100%			2049	* *	1	\$8,700	
	<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
	<i>Location : Sub-basement - Boiler Room</i>								
	<i>Explanation : Two Units</i>								
	Distribution								
	Hot Wtr Piping/Pump	100%			2035	\$38,800	4	\$1,300	
	Terminal Devices								
	Convactor/Radiator	100%			2034	\$145,200	1	\$5,700	
	<i>On Extended Life, Extent : Light, Area Affected : 100%</i>								
	<i>Location : Throughout</i>								
	Controls								
	Digital	100%			2031	\$509,900			
<b>Air Conditioning</b>									
	Energy Source								
	Electricity	100%			2052	* *	1		
	Conversion Equipment								
	Ext Pkg Unit - Heating/Cooling	25%	Now	\$14,900	2041	* *	2	\$200	
	<i>Broken, Extent : Severe, Area Affected : 100%</i>								
	<i>Location : Roof</i>								
	<i>R-410a Refrigerant, Extent : Light, Area Affected : 100%</i>								
	<i>Location : Roof</i>								
	Ext Pkg Unit - Heating/Cooling	1%			2031	\$3,000	2		
	<i>Abandoned in Place, Extent : Light, Area Affected : 100%</i>								
	<i>Location : Roof</i>								
	Split Unit	72%			2036	\$303,500			
	<i>R-410a Refrigerant, Extent : Light, Area Affected : 100%</i>								
	<i>Location : Throughout Except 1st Floor</i>								
	Split Unit	1%			2031	\$4,200			
	<i>Abandoned in Place, Extent : Light, Area Affected : 100%</i>								
	<i>Location : Roof</i>								
	Window/Wall Unit	1%			2031	\$700	1		
<b>Ventilation</b>									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$15,400	

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**NEW YORK PUBLIC LIBRARY - 035**  
**WASHINGTON HEIGHTS BRANCH LIBRARY**  
**Asset # : 13376**

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation									
	Exhaust Fans								
	Interior	50%			2036	\$39,400	2	\$300	
	Roof	25%			2031	\$8,600	2	\$100	
		On Extended Life, Extent : Light, Area Affected : 100%							
		Location : Roof							
	Roof	25%	Now	\$8,600	2046	**	2	\$100	
		Broken, Extent : Severe, Area Affected : 100%							
		Location : Roof							
Plumbing									
	H/C Water Piping								
	Brass/Copper	20%			2046	**	1		
	Galvanized Steel	80%			2041	**	1		
	Water Heater With Tanks								
	Gas Fired	100%			2031	\$17,300	2		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Sub-basement - Boiler Room							
		Explanation : One Unit, 40mbh 40 Gallons							
	Sanitary Piping								
	Cast Iron	100%	Now	\$4,500	LIFE	**	1		
		Leak Evident, Extent : Moderate, Area Affected : 5%							
		Location : Sub-basement							
	Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1		
	Sump Pump(s)								
	Submersible	100%			2029	\$500	4	\$600	
	Sewage Ejector(s)								
	Electric	100%			2036	\$9,300	4	\$1,000	
	Backflow Preventer								
	Generic	100%			2041	**	1	\$1,100	
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE	**			
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : 1 Unit From Basement To 3rd Floor, 1 Unit From Street Level To 1st Floor							
		Explanation : Two Units							

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Print Date : 12-Aug-2025

**NEW YORK PUBLIC LIBRARY - FY 2026**

**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-Mar-2025 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3,Ph  
**Block** : 1472 **Lot** : 28 **BIN** : 1045991

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	\$453,400	
Interior Architecture	\$53,600	
Mechanical	\$97,500	\$214,800
<b>Total</b>	<b>\$604,600</b>	<b>\$214,800</b>
Importance Code A	\$453,400	
Importance Code B	\$97,500	\$214,800
Importance Code C	\$53,600	
<b>Total</b>	<b>\$604,600</b>	<b>\$214,800</b>

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$69,200			
Interior Architecture	\$95,700		\$700	
Electrical	\$23,000	\$1,100	\$1,300	\$1,300
Mechanical	\$5,900	\$1,400	\$1,900	\$1,400
Site Enclosure	\$2,000			
Site Pavements	\$3,700			
Elevators/Escalators	\$7,200	\$7,200	\$7,200	\$7,200
<b>Total</b>	<b>\$206,600</b>	<b>\$9,700</b>	<b>\$11,000</b>	<b>\$9,900</b>
Importance Code A	\$69,700	\$600	\$600	\$600
Importance Code B	\$124,300	\$9,100	\$9,700	\$9,300
Importance Code C	\$12,600		\$700	
<b>Total</b>	<b>\$206,600</b>	<b>\$9,700</b>	<b>\$11,000</b>	<b>\$9,900</b>



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**NEW YORK PUBLIC LIBRARY - 035**  
**WEBSTER BRANCH LIBRARY**  
**Asset # : 13377**

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	65%	Now	\$108,000	LIFE	* *	5	\$25,800	
Diagonal Cracks, Extent : Severe, Area Affected : 10%								
Location : North And South Facades, Corners, Near Upper Parapet Walls								
Misaligned/Bulging, Extent : Severe, Area Affected : 10%								
Location : North And South Facades, Corners, Near Upper Parapet Walls								
Masonry: Granite	5%	Now	\$23,800	LIFE	* *	5	\$1,500	
Joint Mortar Miss/Erode, Extent : Severe, Area Affected : 15%								
Location : At Entry Stair Landing And Stair To Basement								
Masonry: Limestone	25%			LIFE	* *	5	\$14,900	
Metal Panel	5%	0-2	\$2,700	2046	* *	5	\$3,700	
Deformed/Dented, Extent : Moderate, Area Affected : 10%								
Location : Penthouse								
Windows								
Wood	100%	Now	\$345,400	2061	* *	5	\$29,200	1
Broken/Missing Elements, Extent : Severe, Area Affected : 80%								
Location : 4th Floor Apartment								
Dry Rot/Decay, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Hardware Missing, Extent : Moderate, Area Affected : 80%								
Location : Throughout								
Thermally Inefficient, Extent : Moderate, Area Affected : 75%								
Location : Lexan Panes Throughout								
Weather Strip Missing, Extent : Moderate, Area Affected : 80%								
Location : Throughout								
Worn/Erode, Extent : Severe, Area Affected : 25%								
Location : Protective Metal Grilles. Rear Facade								
Other Observation, Extent : Moderate, Area Affected : 20%								
Location : Rear Basement Facade								
Explanation : Rusting Lintels								
Parapets								
Cast Stone/Terra Cotta	5%			LIFE	* *	5-10	\$2,500	
Masonry: Brick	75%	Now	\$8,500	LIFE	* *	5	\$1,300	1
Horizontal Cracks, Extent : Severe, Area Affected : 20%								
Location : Interior Parapet Walls On Roof Above Penthouse								
Masonry: Limestone	10%			LIFE	* *	5-10	\$2,100	
Slate	10%	Now	\$23,000	LIFE	* *	5	\$200	
Worn/Erode, Extent : Severe, Area Affected : 25%								
Location : Coping Stones On Parapet Walls								
Roof								
Modified Bitumen	95%			2041	* *	10	\$6,400	
Skylight, Metal/Glass	5%			2046	* *	10	\$1,100	

## Interior

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**NEW YORK PUBLIC LIBRARY - 035**  
**WEBSTER BRANCH LIBRARY**  
**Asset # : 13377**

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Floors									
	Cast in Place Concrete	15%	4+	\$8,900	LIFE	**	5	\$4,500	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 50%								
	Location : Basement								
	Mosaic Tile	2%			2041	**	5	\$700	
	Marble Panels	3%			LIFE	**	5	\$600	
	Terrazzo	5%			LIFE	**	5	\$1,100	
	Wood	75%	4+	\$31,300	2051	**	5	\$9,700	
	Deteriorated Finish, Extent : Moderate, Area Affected : 20%								
	Location : 1st And 2nd Floor Reading Areas								
Interior Walls									
	Ceramic Tile	5%			2039	**	5	\$1,400	
	Concrete Masonry Unit	5%			LIFE	**	5	\$1,200	
	Glass: Single Pane	10%			LIFE	**	5	\$4,300	
	Masonry: Brick	5%	Now	\$5,600	LIFE	**			
	Water Penetration, Extent : Light, Area Affected : 5%								
	Location : Basement Walls								
	Plaster	75%	Now	\$53,600	LIFE	**	5	\$6,500	
	Cracking/Crumbling, Extent : Light, Area Affected : 10%								
	Location : Penthouse								
	Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 80%								
	Location : 4th Floor Mechanical Penthouse								
Ceilings									
	Masonry: Vault Struct	10%	Now	\$9,500	LIFE	**			
	Water Penetration, Extent : Severe, Area Affected : 10%								
	Location : Storage Area In Basement. Water Entering From Stair Landing								
	Plaster	90%	Now	\$36,900	LIFE	**	5	\$7,500	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
	Location : Basement Boiler Room And 3rd Floor								
Site Enclosure									
Fence/Gates									
	Aluminum Picket	40%			2046	**			
	Iron Picket	60%	4+	\$500	2056	**			
	Corrosion/Rusting, Extent : Light, Area Affected : 25%								
	Location : Front Gate								
Retaining Walls									
	Cast in Place Concrete	50%	4+	\$600	2071	**			
	Broken/Missing Elements, Extent : Light, Area Affected : 2%								
	Location : Metal Flashing. South Yard Retaining Wall								
	Masonry: Brick	50%	Now	\$900	2046	**			
	Spalling, Extent : Light, Area Affected : 15%								
	Location : Rear Yard								
	Water Penetration, Extent : Severe, Area Affected : 10%								
	Location : Under Main Entry Stair								

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**NEW YORK PUBLIC LIBRARY - 035**  
**WEBSTER BRANCH LIBRARY**  
**Asset # : 13377**

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

## Site Pavements

## Public Sidewalk

Cast in Place Concrete	100%				2049	**			
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## On-Site Walkways

Cast in Place Concrete	50%				2049	**			
Masonry: Granite	50%	Now		\$3,700	LIFE	**			

*Caulking Deteriorated, Extent : Severe, Area Affected : 20%*  
*Location : Water Saturation In Stone Evident At Entry Platform*

## Activity Yard

Cast in Place Concrete	100%				2041	**			
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Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

## Under 600 Volts

## Service Equipment

Fused Disc Sw	100%				2046	**	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%				2046	**	5	\$100	
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*Other Observation, Extent : Moderate, Area Affected : 100%*  
*Location : Electrical Room*  
*Explanation : 1 Vertical Section*

## Raceway

Conduit	100%				2046	**	1		
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## Panelboards

Fused Disc Sw	5%				2044	**	5		
Molded Case Bkrs	95%				2044	**	5	\$300	

## Wiring

Thermoplastic	100%				2046	**	1		
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## Motor Controllers

Locally Mounted	100%				2041	**	5	\$100	
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## Ground

## Grounding Devices

Generic	100%	0-2		\$10,500	LIFE	**	5	\$200	
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*Other Observation, Extent : Moderate, Area Affected : 100%*  
*Location : Water Main Basement*  
*Explanation : Corroded*

## Lighting

## Interior Lighting

LED	100%				2044	**			
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## Egress Lighting

Emergency, Battery	50%				2044	**	10	\$1,400	
Exit, Battery	50%				2044	**	10	\$400	

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**NEW YORK PUBLIC LIBRARY - 035**  
**WEBSTER BRANCH LIBRARY**  
**Asset # : 13377**

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting									
	Exterior Lighting								
	HID	20%	2-4	\$11,200	2046		* *		
		Malfunctioning, Extent : Severe, Area Affected : 100%							
		Location : Outdoor							
	No Component	80%							
Alarm									
	Security System								
	Generic	50%			2036	\$11,200	1	\$2,200	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Reading Areas, Hallways And Outside							
		Explanation : CCTV Surveillance Cameras							
	Generic	50%			2036	\$11,200	1	\$2,200	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Intrusion System							
Fire/Smoke Detection									
	Generic, Digital	100%			2036	\$30,900	1-3	\$7,500	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Strobe Lights, Alarm Bells, Manual Pull Stations, Smoke Detectors And Horns							

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2046	* *	1		
	Conversion Equipment								
	Hot Water Boiler	100%			2041	* *	1	\$5,800	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement Boiler Room							
		Explanation : 1 Unit							
Distribution									
	Hot Wtr Piping/Pump	100%	0-2	\$1,300	2035	\$26,200	4	\$600	
		Insul. Deteriorating, Extent : Moderate, Area Affected : 10%							
		Location : Supply, Return Piping							
		Leak Evident, Extent : Moderate, Area Affected : 50%							
		Location : Leaking Circulating Pump							
Terminal Devices									
	Convactor/Radiator	100%			2034	\$97,900	1	\$3,800	
Controls									
	Electrical	100%			2034	\$66,600			
Air Conditioning									
	Energy Source								
	Electricity	100%			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**  
**WEBSTER BRANCH LIBRARY**  
**Asset # : 13377**

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Conversion Equipment								
	Int Pkg Unit - Heating/Cooling	50%			2030	\$97,500	2	\$400	
		R-22 Refrigerant, Extent : Light, Area Affected : 50% Location : 3 Units, 4th Floor							
	Ext Pkg Unit - Heating/Cooling	25%			2031	\$50,300	2	\$200	
		R-22 Refrigerant, Extent : Light, Area Affected : 25% Location : 1 Unit, 2nd Floor Roof							
	Split Unit	10%			2036	\$28,400			
		R-22 Refrigerant, Extent : Light, Area Affected : 10% Location : 2 Units, 2nd Floor Roof							
	No Component	15%							
Terminal Devices									
	Fan Coil - 2 Pipe	10%			2036	\$31,000	1	\$400	
	No Component	90%							
Heat Rejection									
	Air Cooled Condenser Unit	10%			2036	\$2,900	2	\$800	
	No Component	90%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	75%			LIFE	* *	2-5	\$7,800	
	No Component	25%							
Exhaust Fans									
	Interior	75%			2036	\$39,800	2	\$300	
	Roof	10%			2036	\$2,300	2		
	No Component	15%							
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2046	* *	1		
	Water Heater With Tanks								
	Gas Fired	100%			2034	\$17,300	2		
		Other Observation, Extent : N/A, Area Affected : 100% Location : Boiler Room Explanation : One 40 Gallons							
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Sump Pump(s)								
	Submersible	100%			2027	\$400	4	\$400	
	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**  
**WEBSTER BRANCH LIBRARY**  
**Asset # : 13377**

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Vertical Transport									
Elevators									
	Hydraulic	100%			LIFE		* *		
Other Observation, Extent : Light, Area Affected : 100%									
Location : Basement To 3rd Floor									
Explanation : 1 Unit									
Fire Suppression									
Sprinkler									
	No Component	70%							
	Generic	30%			2062		* *	1-2	\$1,000

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

Print Date : 12-Aug-2025

**NEW YORK PUBLIC LIBRARY - FY 2026**

**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** : 05-May-2025 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3  
**Block** : 3123 **Lot** : 61 **BIN** : 2013151

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	\$172,100	
Interior Architecture		\$108,600
Mechanical	\$503,100	\$609,900
<b>Total</b>	<b>\$675,100</b>	<b>\$718,600</b>
Importance Code A	\$172,100	
Importance Code B	\$503,100	\$718,600
<b>Total</b>	<b>\$675,100</b>	<b>\$718,600</b>

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$71,800			
Interior Architecture	\$57,900		\$8,400	\$1,100
Electrical	\$2,000	\$1,700	\$1,900	\$1,600
Mechanical	\$19,100	\$1,400	\$5,300	\$1,400
Site Pavements	\$2,500			
Elevators/Escalators	\$7,200	\$7,200	\$7,200	\$7,200
<b>Total</b>	<b>\$160,600</b>	<b>\$10,300</b>	<b>\$22,800</b>	<b>\$11,400</b>
Importance Code A	\$81,100	\$900	\$900	\$900
Importance Code B	\$71,700	\$9,500	\$21,900	\$10,500
Importance Code C	\$7,700			
<b>Total</b>	<b>\$160,600</b>	<b>\$10,300</b>	<b>\$22,800</b>	<b>\$11,400</b>



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

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

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



**NEW YORK PUBLIC LIBRARY - 035**  
**WEST FARMS BRANCH LIBRARY**  
**Asset # : 13378**

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Concrete Masonry Unit	5%			LIFE	**	5	\$2,100	
	Masonry: Brick	75%			LIFE	**	5	\$51,200	
	Pre-Cast Concrete	20%	2-4	\$25,100	LIFE	**	5	\$22,200	
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%									
Location : Front Elevation									
Windows									
	Aluminum w/ Guards	100%			2052	**	5	\$6,000	
Parapets									
	Masonry: Brick	80%			LIFE	**	5-10	\$18,600	
	Pre-Cast Concrete	20%	4+	\$1,100	LIFE	**	5	\$4,300	
Cracking/Crumbling, Extent : Moderate, Area Affected : 2%									
Location : Parapet Coping Stone									
Roof									
	Built-Up (BUR)	100%	2-4	\$172,100	2046	**			
Alligatoring, Extent : Moderate, Area Affected : 25%									
Location : Throughout									
Patching Evident, Extent : Moderate, Area Affected : 5%									
Location : Main Roof									
Ridging, Extent : Moderate, Area Affected : 25%									
Location : Throughout									
Split/Cracked, Extent : Moderate, Area Affected : 15%									
Location : Various Locations									
Interior									
Floors									
	Carpet	65%			2035	\$301,400	3	\$25,200	
	Cast in Place Concrete	10%			LIFE	**	5	\$11,300	
	Ceramic Tile	5%			2045	**	5	\$1,300	
	Terrazzo	5%	4+	\$12,300	LIFE	**	5	\$1,000	
Worn/Erode, Extent : Moderate, Area Affected : 15%									
Location : Maintenance Corridor And 1st Floor									
	Vinyl Tile	15%			2036	\$108,600	3	\$1,900	
Interior Walls									
	Ceramic Tile	3%	4+	\$100	2045	**	5	\$100	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%									
Location : 2nd Floor Toilet									
	Gypsum Board	80%			LIFE	**	5-10	\$5,500	
	Marble Panels	2%			LIFE	**	10		
	Plaster	15%	Now	\$1,500	LIFE	**	5	\$200	
Water Penetration, Extent : Severe, Area Affected : 15%									
Location : Basement Walls Along Lot Line (North Facade) And Boiler Room									
Worn/Erode, Extent : Moderate, Area Affected : 15%									
Location : Various Locations In Basement									

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

**NEW YORK PUBLIC LIBRARY - 035**  
**WEST FARMS BRANCH LIBRARY**  
**Asset # : 13378**

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

## Interior

## Ceilings

AcousTile,Adhered	30%	Now	\$4,500	2041	* *	5	\$3,400
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*Broken/Missing Elements, Extent : Moderate, Area Affected : 15%*  
*Location : 2nd Floor*

AcousTileSusp.Lay-In	45%	0-2	\$17,300	2041	* *	5	\$5,100
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*Misaligned/Bulging, Extent : Moderate, Area Affected : 25%*  
*Location : Basement, 1st Floor And 2nd Floor*

Gypsum Board	25%			LIFE	* *	5-10	\$19,600
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## Site Enclosure

## Fence/Gates

Chain Link	100%			2056	* *		
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## Retaining Walls

Cast in Place Concrete	100%			2071	* *		
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## Site Pavements

## Public Sidewalk

Cast in Place Concrete	100%			2049	* *		
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## On-Site Walkways

Cast in Place Concrete	100%	4+	\$2,500	2049	* *		
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*Cracking/Crumbling, Extent : Moderate, Area Affected : 5%*  
*Location : Rear Yard*

## Activity Yard

Rubber Matting	100%			2036			
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Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

## Under 600 Volts

## Service Equipment

Fused Disc Sw	100%			2046	* *	5	\$100
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*Other Observation, Extent : N/A, Area Affected : 100%*

*Location : Electrical Room - Basement*

*Explanation : Main Service Disconnect Switch Rated At 600 Amperes.*

## Switchgear / Switchboard

Fused Disc Sw	100%			2046	* *	5	\$100
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## Raceway

Conduit	50%			2046	* *	1	
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Conduit	50%			2056	* *	1	
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## Panelboards

Molded Case Bkrs	60%			2052	* *	5	\$300
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Molded Case Bkrs	40%			2058	* *	5	\$200
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## Wiring

Thermoplastic	100%			2062	* *	1	
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## Motor Controllers

Locally Mounted	100%			2041	* *	5	\$100
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## Ground

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.*  
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**NEW YORK PUBLIC LIBRARY - 035**  
**WEST FARMS BRANCH LIBRARY**  
**Asset # : 13378**

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$500	
Lighting									
	Interior Lighting								
	Fluorescent	3%			2036	\$5,900	10	\$500	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Reading Areas, Offices							
		Explanation : T-12 Lamps							
	Fluorescent	2%			2036	\$3,900	10	\$300	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Reading Areas, Stairs, Basement							
		Explanation : Compact Fluorescent Lights							
	LED	95%			2044	* *			
Egress Lighting									
	Emergency, Battery	40%			2044	* *	10	\$1,700	
	Exit/Emergency Light	20%			2041	* *			
	Combo								
	Exit, Battery	40%			2044	* *	10	\$500	
Exterior Lighting									
	HID	25%			2036	\$20,400	10		
	No Component	75%							
Alarm									
	Security System								
	Generic	100%			2044	* *	1	\$6,500	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Reading Areas, Hallways, Outside Perimeter							
		Explanation : CCTV Surveillance Cameras							
Fire/Smoke Detection									
	Generic, Digital	100%			2044	* *	1-3	\$10,600	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors And Horns.							

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2046	* *	1		

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

**NEW YORK PUBLIC LIBRARY - 035**  
**WEST FARMS BRANCH LIBRARY**  
**Asset # : 13378**

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Conversion Equipment								
	Hot Water Boiler	100%	Now	\$9,300	2041	**	1	\$7,700	
	Leak Evident, Extent : Light, Area Affected : 10%								
	Location : Basement Boiler Room								
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Basement Boiler Room								
	Explanation : One Unit								
	Distribution								
	Hot Wtr Piping/Pump	100%			2035	\$38,300	4	\$1,300	
	Terminal Devices								
	Convactor/Radiator	100%			2034	\$143,200	1	\$5,600	
	Controls								
	Digital	100%			2029	\$503,100			
Air Conditioning									
	Energy Source								
	Electricity	100%			2044	**	1		
	Conversion Equipment								
	Split Unit	100%			2031	\$416,000			
	R-22 Refrigerant, Extent : Light, Area Affected : 100%								
	Location : Throughout								
	Heat Rejection								
	Air Cooled Condenser Unit	100%			2031	\$50,700	2	\$12,000	
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$15,200	
	Exhaust Fans								
	Interior	50%			2031	\$38,800	2	\$300	
	Roof	50%			2031	\$17,000	2	\$300	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2046	**	1		
	Water Heater With Tanks								
	Electric	100%			2034	\$24,000	4		
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Boiler Room								
	Explanation : One Unit, 4.5kwt 40 Gallons								
	Sanitary Piping								
	Cast Iron	100%			LIFE	**	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1		
	Sump Pump(s)								
	Submersible	100%			2027	\$500	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**  
**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 : N/A, Area Affected : 100%*

*Location : Basement To 2nd Floor*

*Explanation : One Unit*

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

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

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

Print Date : 12-Aug-2025

**NEW YORK PUBLIC LIBRARY - FY 2026**

**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** : 22-May-2025 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1  
**Block** : 178 **Lot** : 115 **BIN** : 5004936

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	\$94,400	
Interior Architecture		\$112,600
Electrical		\$52,700
<b>Total</b>	<b>\$94,400</b>	<b>\$165,300</b>
Importance Code A	\$94,400	
Importance Code B		\$165,300
<b>Total</b>	<b>\$94,400</b>	<b>\$165,300</b>

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$14,300		\$3,100	
Interior Architecture	\$30,800		\$200	\$2,500
Electrical	\$6,100	\$600	\$700	\$800
Mechanical	\$2,600	\$600	\$900	\$500
Site Enclosure	\$31,800			
Site Pavements	\$16,300			
Elevators/Escalators	\$7,200	\$7,200	\$7,200	\$7,200
<b>Total</b>	<b>\$109,000</b>	<b>\$8,400</b>	<b>\$12,100</b>	<b>\$11,000</b>
Importance Code A	\$14,600	\$300	\$3,400	\$300
Importance Code B	\$56,700	\$8,100	\$8,700	\$10,600
Importance Code C	\$37,800			
<b>Total</b>	<b>\$109,000</b>	<b>\$8,400</b>	<b>\$12,100</b>	<b>\$11,000</b>



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

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

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

**NEW YORK PUBLIC LIBRARY - 035**  
**WEST NEW BRIGHTON BRANCH LIBRARY**  
**Asset # : 13379**

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	95%	Now	\$94,400	LIFE	**	5	\$22,600	
	Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 10%							
	Location : Throughout							
Masonry: Limestone	5%	Now	\$14,300	LIFE	**	5	\$900	
	Worn/Erode, Extent : Moderate, Area Affected : 5%							
	Location : Column And Surround At Main Entry							
Windows								
Aluminum w/ Guards	100%			2044	**	5	\$2,200	
Parapets								
Masonry: Limestone	25%			LIFE	**	5-10		
No Component	75%							
Roof								
Asphalt Shingle	85%			2039	**	10	\$2,000	
Modified Bitumen	15%			2036	\$22,900	10	\$2,100	
Interior								
Floors								
Carpet	45%			2032	\$72,100	3	\$8,000	
Cast in Place Concrete	5%			LIFE	**	5	\$2,000	
Ceramic Tile	5%			2039	**	5	\$400	
Vinyl Tile	45%	Now	\$5,600	2036	\$112,600	3	\$1,500	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 2%							
	Location : Basement Corridor And Near 1st Floor Circulation Desk							
	Worn/Erode, Extent : Moderate, Area Affected : 10%							
	Location : Basement Corridor							
Interior Walls								
Cast in Place Concrete	5%	Now	\$800	LIFE	**			
	Vertical Cracks, Extent : Moderate, Area Affected : 2%							
	Location : Mechanical Room							
Masonry: Brick	5%			LIFE	**	10	\$200	
Plaster	60%	Now	\$7,600	LIFE	**	5	\$1,900	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 2%							
	Location : Basement							
	Water Penetration, Extent : Moderate, Area Affected : 2%							
	Location : Basement							
Wood	20%	Now	\$1,200	LIFE	**	5	\$8,300	
	Broken/Missing Elements, Extent : Light, Area Affected : 1%							
	Location : West Wall Of West Reading Room							
Wood	10%			LIFE	**	5	\$8,300	
Ceilings								
AcousTileSusp.Lay-In	25%	Now	\$800	2041	**	5	\$1,100	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 2%							
	Location : Basement Corridor							
Exposed Struc: Concrete	5%			LIFE	**	5-10	\$600	
Plaster	70%			LIFE	**	5-10	\$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**  
**WEST NEW BRIGHTON BRANCH LIBRARY**  
**Asset # : 13379**

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Enclosure									
	Fence/Gates								
	Chain Link	100%	Now	\$11,000	2046		* *		
				Broken/Missing Elements, Extent : Light, Area Affected : 5%					
				Location : North Burgher Avenue And Driveway					
				Corrosion/Rusting, Extent : Light, Area Affected : 1%					
				Location : Throughout					
				Other Observation, Extent : Severe, Area Affected : 2%					
				Location : North Burgher Avenue					
				Explanation : Spalling Concrete At Base					
Retaining Walls									
	Cast in Place Concrete	100%	Now	\$20,800	2056		* *		
				Cracking/Crumbling, Extent : Moderate, Area Affected : 5%					
				Location : Driveway And Castleton Avenue					
Site Pavements									
	Public Sidewalk								
	Cast in Place Concrete	100%	0-2	\$3,400	2041		* *		
				Cracking/Crumbling, Extent : Light, Area Affected : 2%					
				Location : North Burgher Avenue					
On-Site Walkways									
	Cast in Place Concrete	90%	Now	\$3,800	2041		* *		
				Broken/Missing Elements, Extent : Moderate, Area Affected : 10%					
				Location : Rear Of Building By Cellar Stair					
				Cracking/Crumbling, Extent : Light, Area Affected : 2%					
				Location : Handicap Ramp And Entry Stairs					
	Masonry: Granite	10%	Now	\$7,700	LIFE		* *		
				Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 60%					
				Location : Front Entry Steps					
Parking/Driveway									
	Cast in Place Concrete	100%	Now	\$1,400	2041		* *		
				Cracking/Crumbling, Extent : Moderate, Area Affected : 5%					
				Location : Throughout					

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2036	\$3,800	5		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : One 600 Ampere Main Disconnect Switch							
Raceway									
	Conduit	100%			2036	\$37,400	1		
Panelboards									
	Molded Case Bkrs	50%			2035	\$10,100	5	\$100	
	Molded Case Bkrs	50%			2044	* *	5	\$100	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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**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
Under 600 Volts									
Wiring									
	Braided Cloth	10%			2035	\$3,400	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%									
Location : Throughout									
	Thermoplastic	90%			2036	\$30,400	1		
Ground									
Grounding Devices									
	Generic	100%			LIFE	* *	5	\$200	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Basement Water Main Room									
Explanation : Location Noted									
Lighting									
Interior Lighting									
	Fluorescent	70%			2031	\$52,700	10	\$4,300	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%									
Location : Throughout									
	Incandescent	30%			2031	\$26,300	2		
Egress Lighting									
	Emergency, Battery	50%			2031	\$5,700	10	\$800	
	Exit, Battery	50%			2031	\$3,900	10	\$200	
Exterior Lighting									
	HID	25%			2036	\$7,900	10		
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Front Walkway									
Explanation : Pole Mounted Lights									
	No Component	75%							
Alarm									
Security System									
	Generic	100%			2031	\$12,700	1	\$2,500	
Fire/Smoke Detection									
	Generic, Digital	100%			2031	\$17,400	1-3	\$4,200	

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%			2056	* *	1		
	Conversion Equipment								
	Hot Water Boiler	100%			2041	* *	1	\$3,300	
	Distribution								
	Hot Wtr Piping/Pump	100%			2052	* *	4	\$500	

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

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

**NEW YORK PUBLIC LIBRARY - 035**  
**WEST NEW BRIGHTON BRANCH LIBRARY**  
**Asset # : 13379**

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Terminal Devices								
	Air Handler	20%			2041	* *	1	\$800	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Basement Mechanical Room							
		Explanation : Ceiling Mounted							
	No Component	80%							
Controls									
	Electrical	100%			2031	\$37,500			
Air Conditioning									
	Energy Source								
	Electricity	100%			2052	* *	1		
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$5,900	
	Exhaust Fans								
	Interior	100%			2036	\$29,900	2	\$200	
Plumbing									
	H/C Water Piping								
	Brass/Copper	50%			2056	* *	1		
	Galvanized Steel	50%			2041	* *	1		
	Water Heater With Tanks								
	Gas Fired	100%			2031	\$17,300	2		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Basement							
		Explanation : 30 Gallons							
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE	* *			
		Other Observation, Extent : N/A, 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.  
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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 : 12-Aug-2025

**NEW YORK PUBLIC LIBRARY - FY 2026**

**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** : 28-May-2024 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2  
**Block** : 3986 **Lot** : 34 **BIN** : 2041911

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	\$221,700	\$72,100
Interior Architecture		\$423,700
<b>Total</b>	<b>\$221,700</b>	<b>\$495,800</b>
Importance Code A	\$221,700	\$72,100
Importance Code B		\$423,700
<b>Total</b>	<b>\$221,700</b>	<b>\$495,800</b>

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$84,800			
Interior Architecture	\$9,600	\$200	\$1,900	\$700
Electrical	\$500	\$600	\$600	\$13,200
Mechanical	\$35,000	\$1,500	\$4,100	\$1,500
Site Enclosure	\$600			
Site Pavements	\$3,200			
<b>Total</b>	<b>\$133,600</b>	<b>\$2,300</b>	<b>\$6,500</b>	<b>\$15,400</b>
Importance Code A	\$85,500	\$600	\$600	\$800
Importance Code B	\$45,500	\$1,500	\$5,900	\$14,500
Importance Code C	\$2,700	\$200		
<b>Total</b>	<b>\$133,600</b>	<b>\$2,300</b>	<b>\$6,500</b>	<b>\$15,400</b>



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

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

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

**NEW YORK PUBLIC LIBRARY - 035**  
**WESTCHESTER SQUARE BRANCH LIBRARY**  
**Asset # : 13380**

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Cast in Place Concrete	3%			LIFE	* *	5	\$3,200	
	Masonry: Brick	87%	Now	\$76,900	LIFE	* *	5	\$18,400	
	Rusting Masonry Supt, Extent : Moderate, Area Affected : 10%								
	Location : Front Facade Above 2nd Floor Windows								
	Spalling, Extent : Light, Area Affected : 15%								
	Location : Various Locations, All Facades								
	Vertical Cracks, Extent : Light, Area Affected : 15%								
	Location : Throughout								
	Water Penetration, Extent : Moderate, Area Affected : 2%								
	Location : Front Facade								
	Masonry: Limestone	5%	Now	\$8,500	LIFE	* *	5	\$800	
	Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 20%								
	Location : At Window Openings								
	Granite Panels	5%	Now	\$13,200	LIFE	* *	5	\$800	
	Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 15%								
	Location : At Main Entrance								
	Staining/Discoloring, Extent : Moderate, Area Affected : 20%								
	Location : Various Locations Throughout								
Windows									
	Aluminum	100%	Now	\$144,800	2060	* *	5	\$1,500	
	Deteriorated Finish, Extent : Moderate, Area Affected : 45%								
	Location : Throughout								
	Loose/Miss Fasteners, Extent : Moderate, Area Affected : 30%								
	Location : Throughout								
	Caulking Deteriorated, Extent : Moderate, Area Affected : 20%								
	Location : Throughout								
	Worn/Erode, Extent : Moderate, Area Affected : 45%								
	Location : Throughout								
Parapets									
	Masonry: Brick	95%	Now	\$39,200	LIFE	* *	5	\$3,100	1
	Cracking/Crumbling, Extent : Moderate, Area Affected : 2%								
	Location : Inside Corner, Round Section								
	Joint Mortar Miss/Erode, Extent : Severe, Area Affected : 30%								
	Location : Inside Face Of Parapet Walls								
	Painted Surfaces, Extent : Moderate, Area Affected : 100%								
	Location : Inside Face Of Parapet								
	Masonry: Limestone	5%	Now	\$2,000	LIFE	* *	5	\$200	
	Caulking Deteriorated, Extent : Light, Area Affected : 15%								
	Location : Coping Stones								
	Vegetation Growth, Extent : Moderate, Area Affected : 20%								
	Location : Coping Stones								

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**NEW YORK PUBLIC LIBRARY - 035**  
**WESTCHESTER SQUARE BRANCH LIBRARY**  
**Asset # : 13380**

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Roof									
	Modified Bitumen	5%	Now	\$300	2035	\$6,400			
		Ponding, Extent : Severe, Area Affected : 5%							
		Location : Stair Bulkhead							
		Water Penetration, Extent : Severe, Area Affected : 5%							
		Location : Into Stair Area							
	Roll Roofing	95%	Now	\$21,600	2031	\$72,100	5	\$9,100	
		Drains Clogged, Extent : Moderate, Area Affected : 2%							
		Location : Roof							
		Ponding, Extent : Severe, Area Affected : 20%							
		Location : Main Roof Area							
		Water Penetration, Extent : Severe, Area Affected : 5%							
		Location : 2nd Floor Library Areas							
Interior									
Floors									
	Cast in Place Concrete	5%			LIFE	* *	5	\$2,000	
	Mosaic Tile	3%			2040	* *	5	\$1,400	
	Terrazzo	10%			LIFE	* *	5	\$1,400	
	Vinyl Tile	82%			2035	\$423,700	3	\$5,700	
Interior Walls									
	Ceramic Tile	2%			2038	* *	5	\$300	
	Concrete Masonry Unit	5%			LIFE	* *	5	\$300	
	Glazed Ceramic Panel	5%			LIFE	* *			
	Plaster	65%			LIFE	* *	5	\$3,000	
	SGFT/Glazed Masonry	20%			LIFE	* *			
	Wood	3%			LIFE	* *	5	\$1,800	
Ceilings									
	AcousTileConcealSpLn	45%	Now	\$6,800	2048	* *	5	\$5,200	
		Misaligned/Bulging, Extent : Light, Area Affected : 20%							
		Location : Various Locations Throughout							
		Water Penetration, Extent : Moderate, Area Affected : 15%							
		Location : 2nd Floor At Roof Penetrations							
	Metal Panel	45%			LIFE	* *	5	\$10,400	
	Plaster	10%	Now	\$2,800	LIFE	* *	5	\$1,200	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 5%							
		Location : Bulkhead							
		Paint Peeling, Extent : Severe, Area Affected : 20%							
		Location : Basement, Stairwells							
Site Enclosure									
Fence/Gates									
	Chain Link	30%	Now	\$600	2045	* *			
		Impact Damage, Extent : Severe, Area Affected : 5%							
		Location : Basement Steps At Front Of Building							
	Iron Picket	70%			2070	* *			

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

**NEW YORK PUBLIC LIBRARY - 035**  
**WESTCHESTER SQUARE BRANCH LIBRARY**  
**Asset # : 13380**

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Enclosure									
	Retaining Walls								
	Cast in Place Concrete	80%			2070		* *		
	Masonry: Brick	20%			2055		* *		
Site Pavements									
	Public Sidewalk								
	Cast in Place Concrete	100%	0-2	\$1,100	2048		* *		
	Cracking/Crumbling, Extent : Moderate, Area Affected : 2%								
	Location : Glebe Avenue								
On-Site Walkways									
	Cast in Place Concrete	70%	Now	\$400	2048		* *		
	Cracking/Crumbling, Extent : Moderate, Area Affected : 2%								
	Location : Front Entrance Area								
	Masonry: Granite	30%	4+	\$1,700	LIFE		* *		
	Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 2%								
	Location : Front Steps								

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Molded Case Bkrs	100%			2035	\$44,000	5	\$300	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Electrical Room								
	Explanation : Main Service Disconnect Switch Rated At 350 Amperes.								
	Switchgear / Switchboard								
	Molded Case Bkrs	100%			2035	\$44,000	5	\$300	
	Raceway								
	Conduit	100%			2035	\$37,400	1		
	Panelboards								
	Fused Disc Sw	10%			2034	\$2,000	5		
	Molded Case Bkrs	40%			2034	\$8,100	5	\$100	
	Molded Case Bkrs	50%			2043	* *	5	\$200	
	Wiring								
	Braided Cloth	50%			2034	\$16,900	1		
	Insulation Aged, Extent : Moderate, Area Affected : 100%								
	Location : Throughout The Building								
	Thermoplastic	50%			2035	\$16,900	1		
	Motor Controllers								
	Locally Mounted	50%			2033	\$24,200	5		
	Locally Mounted	50%			2048	* *	5		
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$200	
Lighting									

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

Estimates are rounded to the nearest hundred dollars.

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

**NEW YORK PUBLIC LIBRARY - 035**  
**WESTCHESTER SQUARE BRANCH LIBRARY**  
**Asset # : 13380**

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

**Lighting**

## Interior Lighting

LED

100%

2043

\* \*

## Egress Lighting

Emergency, Battery

50%

2035

\$11,100

10

\$1,600

Exit, Service

50%

2035

\$2,200

1

## Exterior Lighting

HID

20%

2030

\$12,300

10

No Component

80%

**Alarm**

## Security System

Generic

100%

2043

\* \*

1

\$4,900

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Reading Areas**Explanation : CCTV Surveillance Camera*

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

**Heating**

## Energy Source

Natural Gas

100%

2055

\* \*

1

## Conversion Equipment

Hot Water Boiler

100%

2040

\* \*

1

\$6,400

*Other Observation, Extent : Severe, Area Affected : 100%**Location : Basement**Explanation : 1 Unit. Hot Water For Heat Is Supplied By Adjacent Health Center.*

## Distribution

Hot Wtr Piping/Pump

100%

0-2

\$2,900

2051

\* \*

4

\$600

*Broken, Extent : Moderate, Area Affected : 50%**Location : Basement. One Broken Circulating Pump*

## Terminal Devices

Air Handler

50%

2040

\* \*

1

\$4,000

Convactor/Radiator

50%

2048

\* \*

1

\$2,100

**Air Conditioning**

## Energy Source

Electricity

100%

2051

\* \*

1

## Conversion Equipment

Exterior Pkg Unit - Cooling

100%

2040

\* \*

2

\$800

*Other Observation, Extent : Light, Area Affected : 100%**Location : Roof**Explanation : 1 Unit, Refrigerant 410a.*

## Heat Rejection

Air Cooled Condenser Unit

100%

2035

\$38,300

2

\$9,100

**Ventilation**

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

**NEW YORK PUBLIC LIBRARY - 035**  
**WESTCHESTER SQUARE BRANCH LIBRARY**  
**Asset # : 13380**

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation									
Distribution									
	Ductwork/Diffusers	100%	2-4	\$29,000	LIFE	* *	2-5	\$7,300	
<i>Insul. Deteriorating, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : Roof</i>									
Exhaust Fans									
	Roof	100%			2040	* *	2	\$400	
Plumbing									
H/C Water Piping									
	Galvanized Steel	100%			2048	* *	1		
Water Heater With Tanks									
	Electric	100%			2033	\$24,000	4		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : Basement</i>									
<i>Explanation : 1 Unit, 28 Gallons</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.  
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\*\* Replacement cost estimated to be beyond ten years is not included in this report.*



Print Date : 12-Aug-2025

**NEW YORK PUBLIC LIBRARY - FY 2026**

**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** : 05-May-2025 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3  
**Block** : 2657 **Lot** : 30 **BIN** : 2004700

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Mechanical		\$508,900
<b>Total</b>		<b>\$508,900</b>
Importance Code B		\$508,900
<b>Total</b>		<b>\$508,900</b>

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$68,600	\$9,900		
Interior Architecture	\$103,200		\$10,800	\$1,500
Electrical	\$1,800	\$1,800	\$1,900	\$1,500
Mechanical	\$7,300	\$2,400	\$3,100	\$1,700
Elevators/Escalators	\$7,200	\$7,200	\$7,200	\$7,200
<b>Total</b>	<b>\$188,100</b>	<b>\$21,300</b>	<b>\$22,900</b>	<b>\$11,900</b>
Importance Code A	\$69,400	\$10,600	\$900	\$800
Importance Code B	\$74,800	\$10,700	\$21,800	\$10,200
Importance Code C	\$43,900		\$200	\$1,000
<b>Total</b>	<b>\$188,100</b>	<b>\$21,300</b>	<b>\$22,900</b>	<b>\$11,900</b>



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**  
**WOODSTOCK BRANCH LIBRARY**  
**Asset # : 13381**

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick	60%			LIFE	**	5	\$66,600	
	Masonry: Limestone	40%			LIFE	**	5	\$33,300	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Front Facade									
Explanation : Stone Panels Painted Over									
Windows									
	Aluminum	45%			2052	**	5	\$1,800	
	Steel	5%	Now	\$3,000	2044	**	5	\$1,200	
Corrosion/Rusting, Extent : Moderate, Area Affected : 25%									
Location : Stairs									
Deteriorated Finish, Extent : Moderate, Area Affected : 50%									
Location : Stairs									
Thermally Inefficient, Extent : Severe, Area Affected : 50%									
Location : Stairs									
	Wood	50%			2058	**	5	\$19,700	
Recent Installation, Extent : N/A, Area Affected : 50%									
Location : Front Facade									
Parapets									
	Masonry: Brick	100%			LIFE	**	5-10	\$17,300	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Interior Face Of Parapet									
Explanation : Covered With Roof Membrane									
Roof									
	Single Ply Membrane	100%			2041	**	10	\$13,900	
Interior									
Floors									
	Cast in Place Concrete	10%			LIFE	**	5	\$10,900	
	Ceramic Tile	4%			2045	**	5	\$1,000	
	Mosaic Tile	1%			2041	**	5	\$600	
Other Observation, Extent : Light, Area Affected : 1%									
Location : Basement Toilet Room									
Explanation : Location Noted									
	Terrazzo	5%			LIFE	**	5	\$1,900	
	Vinyl Tile	40%			2041	**	3	\$3,700	
	Wood	40%			2064	**	5	\$18,700	
Interior Walls									
	Ceramic Tile	4%			2045	**	5	\$2,000	
	Ceramic Tile	1%			2039	**	5	\$500	
Other Observation, Extent : Light, Area Affected : 1%									
Location : Basement Toilet									
Explanation : Location Noted									
	Concrete Masonry Unit	5%			LIFE	**	5	\$2,000	
	Gypsum Board	70%			LIFE	**	5-10	\$58,100	
	Plaster	20%			LIFE	**	5-10	\$8,300	

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**  
**WOODSTOCK BRANCH LIBRARY**  
**Asset # : 13381**

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

## Interior

## Ceilings

AcousTileConcealSpLn	10%			2041	**	5	\$3,100	
AcousTileSusp.Lay-In	5%			2041	**	5	\$1,200	
Exposed Struc: Concrete	10%	Now	\$7,600	LIFE	**	5	\$400	

*Paint Peeling, Extent : Moderate, Area Affected : 25%*

*Location : Basement*

*Staining/Discoloring, Extent : Moderate, Area Affected : 10%*

*Location : Basement*

Gypsum Board	55%			LIFE	**	5-10	\$47,100	
Plaster	20%	Now	\$15,400	LIFE	**	5	\$3,100	

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

*Location : Throughout*

## Site Enclosure

## Fence/Gates

Chain Link	100%			2056	**			
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## Retaining Walls

Cast in Place Concrete	100%			2071	**			
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## Site Pavements

## Public Sidewalk

Cast in Place Concrete	100%			2049	**			
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## On-Site Walkways

Cast in Place Concrete	100%			2049	**			
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## Activity Yard

Rubber Matting	100%			2041	**			
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Electrical		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	

## Under 600 Volts

## Service Equipment

Air Circuit Breaker	100%			2066	**	5	\$100	
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*Other Observation, Extent : N/A, Area Affected : 100%*

*Location : Electrical Room Basement*

*Explanation : One 800 Ampere Main Disconnect Switch*

## Switchgear / Switchboard

Air Circuit Breaker	100%			2066	**	5	\$100	
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## Raceway

Conduit	100%			2062	**	1		
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## Panelboards

Molded Case Bkrs	100%			2058	**	5	\$400	
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## Wiring

Thermoplastic	100%			2062	**	1		
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## Motor Controllers

Locally Mounted	100%			2053	**	5	\$100	
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## Ground

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

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**NEW YORK PUBLIC LIBRARY - 035**  
**WOODSTOCK BRANCH LIBRARY**  
**Asset # : 13381**

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$500	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Basement Storage Room 002							
		Explanation : Location Noted							
Lighting									
	Interior Lighting								
	Fluorescent	4%			2041	* *	10	\$600	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Basement							
	Fluorescent	1%			2041	* *	10	\$200	
		Compact Fluorescent Light, Extent : Light, Area Affected : 100%							
		Location : Stairs Basement							
	LED	95%			2044	* *			
	Egress Lighting								
	Emergency, Battery	50%			2044	* *	10	\$2,000	
	Exit, Battery	50%			2044	* *	10	\$600	
	Exterior Lighting								
	LED	25%			2044	* *			
	No Component	75%							
Alarm									
	Security System								
	Generic	100%			2044	* *	1	\$6,200	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : CCTV Cameras, Intrusion Alarm, Motion Detector							
	Fire/Smoke Detection								
	Generic, Digital	100%			2044	* *	1-3	\$10,200	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Bells, Smoke Detector, Fire Alarm Panel And Manual Pull Station Box							

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Electricity	5%			2056	* *	1		
	Natural Gas	95%			2056	* *	1		

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**NEW YORK PUBLIC LIBRARY - 035**  
**WOODSTOCK BRANCH LIBRARY**  
**Asset # : 13381**

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Conversion Equipment								
	Hot Water Boiler	95%			2049	**	1	\$7,800	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Basement Boiler Room							
		Explanation : One Unit							
	Radiant Heater	5%			2041	**	2	\$400	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Basement							
		Explanation : Electric Unit Heaters							
Distribution									
	Hot Wtr Piping/Pump	100%			2052	**	4	\$1,200	
Terminal Devices									
	Air Handler	10%			2036	\$31,600	1	\$1,000	
	Convactor/Radiator	70%			2049	**	1	\$3,700	
	Convactor/Radiator	20%			2034	\$27,400	1	\$1,100	
Controls									
	Digital	100%			2031	\$481,500			
Air Conditioning									
	Energy Source								
	Electricity	100%			2052	**	1		
	Conversion Equipment								
	Ext Pkg Unit - Heating/Cooling	90%			2041	**	2	\$900	
		R-410a Refrigerant, Extent : Light, Area Affected : 100%							
		Location : Roof							
	Split Unit	10%			2041	**			
		R-410a Refrigerant, Extent : Light, Area Affected : 100%							
		Location : Telecom Room, Elevator Machine Room, Offices And Other Locations							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$14,600	
	Exhaust Fans								
	Roof	100%			2036	\$32,500	2	\$500	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2056	**	1		
	Water Heater With Tanks								
	Gas Fired	100%			2034	\$17,300	2		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Boiler Room							
		Explanation : One Unit, 125mbh 75 Gallons							
Sanitary Piping									
	Cast Iron	100%			LIFE	**	1		
Storm Drain Piping									
	Cast Iron	100%			LIFE	**	1		
Sump Pump(s)									
	Non-Submersible	100%			2031	\$3,400	4	\$500	

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**NEW YORK PUBLIC LIBRARY - 035**  
**WOODSTOCK BRANCH LIBRARY**  
**Asset # : 13381**

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Sewage Ejector(s)								
	Electric	100%			2036	\$8,800	4	\$1,000	
	Backflow Preventer								
	Generic	100%			2041	* *	1	\$1,000	
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE	* *			
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : From Basement To 3rd Floor							
		Explanation : One Unit							
Fire Suppression									
	Sprinkler								
	No Component	80%							
	Generic	20%			2056	* *	1-2	\$900	

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Print Date : 12-Aug-2025

**NEW YORK PUBLIC LIBRARY - FY 2026**

**Asset Name** : YORKVILLE BRANCH LIBRARY  
**Address** : 222 EAST 79TH ST. @THIRD AVE.  
**Borough** : MANHATTAN **Agency's Number** : Y01  
**Program / Asset #** : NPL0Y01.000 / 13382 **Yr Built/Renovated** : 1902 / 2013  
**Area Sq Ft** : 13,112 **Project Type** : NEW YORK PUBLIC LIBRARY  
**Date of Survey** : 27-Nov-2024 **Landmark Status** : EXTERIOR LANDMARK  
**Areas Surveyed** : Basement, Floors 1,2,3,4  
**Block** : 1433 **Lot** : 37 **BIN** : 1044180

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	\$447,300	
Interior Architecture	\$264,400	\$264,500
Mechanical	\$64,400	\$441,700
<b>Total</b>	<b>\$776,100</b>	<b>\$706,200</b>
Importance Code A	\$447,300	
Importance Code B	\$241,000	\$706,200
Importance Code C	\$87,900	
<b>Total</b>	<b>\$776,100</b>	<b>\$706,200</b>

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$59,800		\$9,500	
Interior Architecture	\$70,200		\$3,900	\$900
Electrical	\$1,500	\$1,200	\$1,500	\$1,400
Mechanical	\$11,600	\$2,300	\$3,800	\$37,500
Site Enclosure	\$6,100			
Site Pavements	\$1,900			
<b>Total</b>	<b>\$151,100</b>	<b>\$3,500</b>	<b>\$18,800</b>	<b>\$39,700</b>
Importance Code A	\$60,400	\$600	\$10,200	\$600
Importance Code B	\$67,800	\$2,800	\$8,600	\$39,100
Importance Code C	\$22,900			
<b>Total</b>	<b>\$151,100</b>	<b>\$3,500</b>	<b>\$18,800</b>	<b>\$39,700</b>



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**NEW YORK PUBLIC LIBRARY - 035**  
**YORKVILLE BRANCH LIBRARY**  
**Asset # : 13382**

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick	68%	Now	\$245,300	LIFE	* *	5	\$26,800	
	Cracking/Crumbling, Extent : Light, Area Affected : 10%								
	Location : West And South Facades, Roof Bulkhead								
	Spalling, Extent : Moderate, Area Affected : 15%								
	Location : 3rd And 4th Stories								
	Vegetation Growth, Extent : Moderate, Area Affected : 20%								
	Location : Rear Yard Facade								
	Masonry: Limestone	25%	Now	\$129,400	LIFE	* *	5	\$7,400	
	Cracking/Crumbling, Extent : Severe, Area Affected : 5%								
	Location : Street Facade Basement Level								
	Slate Panels	2%			LIFE	* *	5	\$1,200	
	Stucco Cement	5%			2041	* *	5	\$4,900	
Windows									
	Metal Louvers	3%			2039	* *	10	\$900	
	Steel	20%	0-2	\$46,900	2052	* *	5	\$5,900	
	Deteriorated Finish, Extent : Moderate, Area Affected : 25%								
	Location : East And West Lot Line Facades								
	Thermally Inefficient, Extent : Moderate, Area Affected : 100%								
	Location : East And West Lot Line Facades								
	Wood	40%	Now	\$72,600	2052	* *	5	\$9,400	1
	Thermally Inefficient, Extent : Severe, Area Affected : 100%								
	Location : Throughout All Floors								
	Caulking Deteriorated, Extent : Severe, Area Affected : 20%								
	Location : All Wood Windows								
	Split/Cracked, Extent : Severe, Area Affected : 25%								
	Location : Throughout All Floors								
	Worn/Erode, Extent : Severe, Area Affected : 25%								
	Location : Throughout All Floors								
	Wood	37%			2044	* *	5	\$17,300	
Parapets									
	Masonry: Brick	85%	0-2	\$10,000	LIFE	* *	5	\$1,400	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
	Location : Lower Roof At 2nd Floor								
	Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 10%								
	Location : Lower Roof At 2nd Floor								
	Spalling, Extent : Moderate, Area Affected : 10%								
	Location : Lower Roof								
	Masonry: Limestone	10%			LIFE	* *	5-10	\$2,000	
	Pre-Cast Concrete	5%			LIFE	* *	5	\$1,100	
Roof									
	Modified Bitumen	100%			2041	* *	10	\$9,100	

Interior

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**NEW YORK PUBLIC LIBRARY - 035**  
**YORKVILLE BRANCH LIBRARY**  
**Asset # : 13382**

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Interior									
Floors									
Carpet	40%			2035	\$154,100	3	\$11,800		
Cast in Place Concrete	5%	0-2	\$1,900	LIFE	* *	5	\$2,100		
Cracking/Crumbling, Extent : Light, Area Affected : 10%									
Location : Throughout									
Ceramic Tile	5%	4+	\$3,100	2039	* *	5	\$500		
Broken/Missing Elements, Extent : Moderate, Area Affected : 2%									
Location : 1st Floor, Basement Toilet Room, 4th Floor Custodian Apartment									
Vinyl Tile	15%			2036	\$90,300	3	\$1,500		
Vinyl Tile	10%	Now	\$18,100	2041	* *	3	\$700		
Cracking/Crumbling, Extent : Severe, Area Affected : 50%									
Location : 3rd Floor									
Loose Units, Extent : Severe, Area Affected : 50%									
Location : Third Floor									
Vinyl Tile 9" X 9"	10%	Now	\$8,700	2031	\$174,200	3	\$700		
Cracking/Crumbling, Extent : Severe, Area Affected : 70%									
Location : Basement									
Wood	15%	Now	\$116,900	2064	* *	5	\$2,800		
Broken/Missing Elements, Extent : Severe, Area Affected : 10%									
Location : 4th Floor Custodian Apartment									
Dry Rot/Decay, Extent : Severe, Area Affected : 50%									
Location : Custodian Apartment At 4th Floor									
Interior Walls									
Ceramic Tile	5%	4+	\$2,300	2039	* *	5	\$900		
Broken/Missing Elements, Extent : Severe, Area Affected : 2%									
Location : Custodian Apartment Top Floor									
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	\$87,900	LIFE	* *	5	\$2,400		
Broken/Missing Elements, Extent : Severe, Area Affected : 60%									
Location : 3rd And 4th Floors									
Cracking/Crumbling, Extent : Severe, Area Affected : 60%									
Location : 3rd And 4th Floors									
Loose/Delam Surface, Extent : Severe, Area Affected : 20%									
Location : 4ht Floor Custodian Apartment									
Water Penetration, Extent : Severe, Area Affected : 25%									
Location : 3rd and 4th Floors									

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**NEW YORK PUBLIC LIBRARY - 035**  
**YORKVILLE BRANCH LIBRARY**  
**Asset # : 13382**

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Interior									
Ceilings									
AcousTileConcealSpLn	10%	4+	\$700	2041	* *	5	\$1,200		
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%									
Location : 1st Floor Offices, Basement									
Exposed Struc: Concrete	5%			LIFE	* *	5-10	\$1,200		
Plaster	70%			LIFE	* *	5-10	\$23,600		
Plaster	15%	Now	\$59,600	LIFE	* *	5	\$1,800		
Broken/Missing Elements, Extent : Severe, Area Affected : 20%									
Location : 3rd And 4th Floors									
Cracking/Crumbling, Extent : Severe, Area Affected : 30%									
Location : 3rd And 4th Floors									
Water Penetration, Extent : Severe, Area Affected : 30%									
Location : 3rd And 4th Floors									
Site Enclosure									
Fence/Gates									
Iron Picket	100%	Now	\$1,500	2056	* *				
Corrosion/Rusting, Extent : Severe, Area Affected : 25%									
Location : Base Of Fence At Front Areaway Stairs Leading To Basement									
Impact Damage, Extent : Moderate, Area Affected : 20%									
Location : At Front Areaway									
Free Standing Walls									
Masonry: Brick	100%			2046	* *				
Retaining Walls									
Masonry: Brick	100%	Now	\$4,600	2046	* *				
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 25%									
Location : Front Areaway									
Spalling, Extent : Moderate, Area Affected : 20%									
Location : Front Areaway									
Water Penetration, Extent : Severe, Area Affected : 15%									
Location : Vaulted Archway Supporting Main Entry Landing									
Site Pavements									
Public Sidewalk									
Cast in Place Concrete	100%	0-2	\$1,900	2049	* *				
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%									
Location : Sidewalk Flags At Main Entrance									
On-Site Walkways									
Cast in Place Concrete	100%			2049	* *				
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Front Of Building									
Explanation : Recent Repair To Front Entry Steps									
Activity Yard									
Cast in Place Concrete	100%			2041	* *				

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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**NEW YORK PUBLIC LIBRARY - 035**  
**YORKVILLE BRANCH LIBRARY**  
**Asset # : 13382**

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2036	\$4,200	5	\$100	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : Main Service Disconnect Switch Rated At 200 Amperes.							
	Switchgear / Switchboard								
	Molded Case Bkrs	100%			2036	\$48,100	5	\$300	
	Raceway								
	Conduit	80%			2036	\$32,700	1		
	Conduit	20%			2056	* *	1		
	Panelboards								
	Fused Disc Sw	5%			2035	\$1,100	5		
	Molded Case Bkrs	75%			2035	\$16,600	5	\$300	
	Molded Case Bkrs	20%			2052	* *	5	\$100	
	Wiring								
	Braided Cloth	70%			2035	\$25,900	1		
		Insulation Aged, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
	Thermoplastic	30%			2056	* *	1		
	Motor Controllers								
	Locally Mounted	100%			2049	* *	5	\$100	
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$400	
Lighting									
	Interior Lighting								
	LED	100%			2044	* *			
	Egress Lighting								
	Emergency, Battery	50%			2044	* *	10	\$1,600	
	Exit, Service	50%			2044	* *	1		
	Exterior Lighting								
	LED	10%			2041	* *			
	No Component	90%							
Alarm									
	Security System								
	Generic	100%			2041	* *	1	\$4,900	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Reading Areas, Basement, Outside							
		Explanation : CCTV Surveillance Cameras							
	Fire/Smoke Detection								
	Generic, Digital	100%			2041	* *	1-3	\$8,100	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Strobe Lights, Alarm Bells, Manual Pull Stations, Smoke Detectors And Horns							

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

Estimates are rounded to the nearest hundred dollars.

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

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

**NEW YORK PUBLIC LIBRARY - 035**  
**YORKVILLE BRANCH LIBRARY**  
**Asset # : 13382**

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2046	* *	1		
	Conversion Equipment								
	Hot Water Boiler	100%			2049	* *	1	\$6,500	
	Distribution								
	Hot Wtr Piping/Pump	100%			2044	* *	4	\$1,000	
	Terminal Devices								
	Air Handler	30%			2031	\$82,200	1	\$2,400	
	Convactor/Radiator	70%			2041	* *	1	\$3,000	
	Controls								
	Electrical	100%			2031	\$80,900			
Air Conditioning									
	Energy Source								
	Electricity	100%			2044	* *	1		
	Conversion Equipment								
	Int Pkg Unit - Heating/Cooling	15%	4+	\$1,800	2030	\$35,600	2	\$100	
		R-22 Refrigerant, Extent : Light, Area Affected : 100% Location : 1 Unit, Basement							
	Reciprocating Compr/Chiller	50%	0-2	\$64,400	2046	* *	1	\$2,700	
		Not Energy Efficient, Extent : Moderate, Area Affected : 100% Location : 1st And 2nd Floor Obsolete Equipment, Extent : Severe, Area Affected : 100% Location : 3rd Floor R-22 Refrigerant, Extent : Light, Area Affected : 100% Location : 2 Units, 3rd Floor							
	No Component	35%							
	Terminal Devices								
	Air Handler/Cool/Ht	50%			2031	\$91,800	1	\$4,100	
	No Component	50%							
	Heat Rejection								
	Air Cooled Condenser Unit	65%	0-2	\$5,300	2031	\$17,800	2	\$4,700	
		Other Observation, Extent : Moderate, Area Affected : 100% Location : Roof Explanation : 2 Units, On Extended Life Time							
	No Component	35%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	65%			LIFE	* *	2-5	\$7,500	
	No Component	35%							
	Exhaust Fans								
	Interior	50%			2031	\$32,300	2	\$200	
	Roof	10%			2031	\$2,800	2		
	No Component	40%							

**Plumbing**

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**NEW YORK PUBLIC LIBRARY - 035**  
**YORKVILLE BRANCH LIBRARY**  
**Asset # : 13382**

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2036	\$186,900	1		
	Water Heater With Tanks								
	Gas Fired	100%			2034	\$19,000	2		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Basement							
		Explanation : One 40 Gallon Unit							
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Fixtures								
	Generic	100%							
Fire Suppression									
	Sprinkler								
	No Component	90%							
	Generic	10%			2062	* *	1-2	\$400	

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