

Print Date : 21-Sep-2017

**BROOKLYN PUBLIC LIBRARY - FY 2018**

**Asset Name** : ARLINGTON BRANCH LIBRARY  
**Address** : 203 ARLINGTON AVE. @WARWICK ST.  
**Borough** : BROOKLYN **Agency's Number** : 21  
**Program / Asset #** : BPL0A21.000 / 13233 **Yr Built/Renovated** : 1906 / 2001  
**Area Sq Ft** : 16,385 **Project Type** : BROOKLYN PUBLIC LIBRARY  
**Date of Survey** : 25-Mar-2013 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3  
**Block** : 3923 **Lot** : 52 **BIN** : 3087001

<b>CAPITAL</b>	<b>FY 2019 - 2022</b>	<b>FY 2023 - 2028</b>
Exterior Architecture	\$139,000	\$42,400
Interior Architecture		\$179,600
Electrical		\$220,600
Mechanical	\$581,300	\$55,300
<b>Total</b>	<b>\$720,300</b>	<b>\$497,900</b>
Importance Code A	\$139,000	\$42,400
Importance Code B	\$581,300	\$419,800
Importance Code C		\$35,700
<b>Total</b>	<b>\$720,300</b>	<b>\$497,900</b>

<b>EXPENSE</b>	<b>FY 2019</b>	<b>FY 2020</b>	<b>FY 2021</b>	<b>FY 2022</b>
Exterior Architecture	\$5,200			\$3,800
Interior Architecture	\$31,000			\$3,300
Electrical	\$2,500	\$200	\$200	\$1,100
Mechanical	\$15,100	\$2,100	\$2,800	\$1,900
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
<b>Total</b>	<b>\$57,800</b>	<b>\$6,200</b>	<b>\$6,900</b>	<b>\$14,100</b>
Importance Code A	\$6,100	\$800	\$800	\$4,700
Importance Code B	\$35,100	\$5,400	\$6,100	\$8,800
Importance Code C	\$16,600			\$600
<b>Total</b>	<b>\$57,800</b>	<b>\$6,200</b>	<b>\$6,900</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.

**BROOKLYN PUBLIC LIBRARY - 038**  
**ARLINGTON BRANCH LIBRARY**  
**Asset # : 13233**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</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>Exterior</b>								
<b>Exterior Walls</b>								
Masonry: Brick	90%	Now	\$139,000	LIFE	**	5	\$22,700	
<i>Efflorescence, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : East Facade</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Vegetation Growth, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Rear Facade</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Hallway By Elevator</i>								
Masonry: Limestone	10%			LIFE	**	5	\$1,900	
<b>Windows</b>								
Aluminum	95%			2032	**	5	\$5,000	
Wood	5%			2032	**	5	\$2,700	
<b>Parapets</b>								
Metal Cornice	100%			2039	**	10		
<b>Roof</b>								
Asphalt Shingle	70%			2027	\$42,400	10	\$2,000	
Modified Bitumen	30%			2029	**	10	\$5,200	
<i>Patching Evident, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<b>Interior</b>								
<b>Floors</b>								
Cast in Place Concrete	20%			LIFE	**	5	\$9,700	
Ceramic Tile	5%			2027	\$21,900	5	\$1,100	
Vinyl Tile	75%	Now	\$14,400	2024	\$143,900	3	\$6,300	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Loose Units, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<b>Interior Walls</b>								
Ceramic Tile	5%			2027	\$35,700	5	\$1,300	
Plaster	80%	Now	\$16,600	LIFE	**	5	\$6,100	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Hallway By Elevator, Meeting Room</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Hallway By Elevator</i>								
Wood	15%			LIFE	**	5	\$15,300	
<b>Ceilings</b>								
Gypsum Board	10%			LIFE	**	5	\$2,800	
Plaster	87%			LIFE	**	5	\$12,100	
Wood	3%			LIFE	**	5	\$5,800	

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</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>	

Note : 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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**BROOKLYN PUBLIC LIBRARY - 038**  
**ARLINGTON BRANCH LIBRARY**  
**Asset # : 13233**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</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>
<b>Under 600 Volts</b>								
<b>Service Equipment</b>								
Fused Disc Sw	50%			2034	**	5		
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 200 Amperes Main Disconnect Switch</i>								
Fused Disc Sw	50%			2034	**	5		
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 400 Amperes Main Disconnect Switch</i>								
<b>Switchgear / Switchboard</b>								
Molded Case Bkrs	100%			2034	**	5	\$400	
<b>Raceway</b>								
Conduit	100%			2034	**	1		
<b>Panelboards</b>								
Fused Disc Sw	5%			2032	**	5		
Molded Case Bkrs	95%			2032	**	5	\$400	
<b>Wiring</b>								
Thermoplastic	100%			2034	**	1		
<b>Motor Controllers</b>								
Locally Mounted	100%			2029	**	5	\$100	
<b>Ground</b>								
<b>Grounding Devices</b>								
Generic	100%			LIFE	**	5	\$200	
<b>Lighting</b>								
<b>Interior Lighting</b>								
Fluorescent	95%			2024	\$157,900	10	\$14,300	
<i>T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	5%			2032	**	10	\$800	
<i>T-5 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Computer Room And Working Area</i>								
<b>Egress Lighting</b>								
Emergency, Battery	50%			2029	**	10	\$2,000	
Exit, Service	50%			2029	**	1		
<b>Exterior Lighting</b>								
HID	100%			2024	\$62,700	10	\$100	
<b>Alarm</b>								
<b>Security System</b>								
No Component	70%							
Generic	30%			2029	**	1	\$1,800	

**Heating**

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**BROOKLYN PUBLIC LIBRARY - 038**  
**ARLINGTON BRANCH LIBRARY**  
**Asset # : 13233**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</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>
<b>Heating</b>								
Energy Source								
Natural Gas	100%			2044	**	1		
Conversion Equipment								
Hot Water Boiler	100%			2029	**	1	\$8,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : One Unit</i>								
Distribution								
Hot Wtr Piping/Pump	100%			2032	**	4	\$1,200	
Terminal Devices								
Convactor/Radiator	100%			2029	**	1	\$5,300	
<b>Air Conditioning</b>								
Energy Source								
Electricity	100%			2040	**	1		
Conversion Equipment								
Interior Pkg Unit - Cooling	100%			2022	\$581,300	2	\$1,000	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : 2 Units In AC Room</i>								
<b>Ventilation</b>								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$9,100	
Exhaust Fans								
Interior	100%			2024	\$55,300	2	\$500	
<b>Plumbing</b>								
H/C Water Piping								
Brass/Copper	100%			2034	**	1		
Water Heater								
Electric	100%			2019	\$13,700	4	\$100	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2029	**	4	\$300	
Fixtures								
Generic	100%							
<b>Vertical Transport</b>								
Elevators								
Hydraulic	100%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : B, Ll, L, 2</i>								
<i>Explanation : 1 Unit</i>								
<b>Fire Suppression</b>								

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**BROOKLYN PUBLIC LIBRARY - 038**  
**ARLINGTON BRANCH LIBRARY**  
**Asset # : 13233**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</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>
Fire Suppression	Chemical System							
	No Component	90%						
	Generic	10%			2022	\$200	1-3	\$400
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Fire Extinguishers</i>								

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Print Date : 21-Sep-2017

**BROOKLYN PUBLIC LIBRARY - FY 2018**

**Asset Name** : BAY RIDGE BRANCH LIBRARY  
**Address** : 7223 RIDGE BOULEVARD @73RD STREET  
**Borough** : BROOKLYN **Agency's Number** : 28  
**Program / Asset #** : BPL0B28.000 / 13234 **Yr Built/Renovated** : 1961 / 2004  
**Area Sq Ft** : 16,506 **Project Type** : BROOKLYN PUBLIC LIBRARY  
**Date of Survey** : 26-Feb-2013 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2  
**Block** : 5907 **Lot** : 1 **BIN** : 3147279

<b>CAPITAL</b>	<b>FY 2019 - 2022</b>	<b>FY 2023 - 2028</b>
Interior Architecture	\$76,800	
Electrical	\$5,000	\$63,100
<b>Total</b>	<b>\$81,800</b>	<b>\$63,100</b>
Importance Code B	\$81,800	\$63,100
<b>Total</b>	<b>\$81,800</b>	<b>\$63,100</b>

<b>EXPENSE</b>	<b>FY 2019</b>	<b>FY 2020</b>	<b>FY 2021</b>	<b>FY 2022</b>
Exterior Architecture	\$77,600	\$6,500		\$5,300
Interior Architecture	\$600	\$1,300	\$2,200	\$1,100
Electrical	\$20,500	\$2,100	\$1,500	\$16,900
Mechanical	\$9,200	\$2,000	\$5,700	\$11,400
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
<b>Total</b>	<b>\$111,900</b>	<b>\$15,800</b>	<b>\$13,400</b>	<b>\$38,600</b>
Importance Code A	\$78,600	\$7,400	\$800	\$6,100
Importance Code B	\$33,200	\$8,400	\$12,600	\$32,600
Importance Code C				
<b>Total</b>	<b>\$111,900</b>	<b>\$15,800</b>	<b>\$13,400</b>	<b>\$38,600</b>



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**BROOKLYN PUBLIC LIBRARY - 038**  
**BAY RIDGE BRANCH LIBRARY**  
**Asset # : 13234**

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Glazed Ceramic Panel	5%			LIFE	**	5	\$5,100	
Masonry: Brick	10%	Now	\$6,600	LIFE	**	5	\$2,200	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Chimney And Bulkheads</i>								
Masonry: Brick	60%			LIFE	**	5	\$13,000	
Masonry: Limestone	5%	Now	\$12,000	LIFE	**	5	\$800	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : At Columns</i>								
Metal Panel	5%			2044	**	5-10	\$7,400	
Window Wall	15%			2044	**	5	\$12,200	
Windows								
Aluminum	90%			2040	**	5	\$7,200	
Aluminum	10%			2032	**	5	\$800	
Parapets								
Masonry: Brick	70%	Now	\$28,000	LIFE	**	5	\$2,400	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Interior Face</i>								
<i>Spalling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Interior Face</i>								
Masonry: Limestone	5%	Now	\$1,800	LIFE	**	5	\$200	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Coping</i>								
Metal Panel	5%			2044	**	5	\$700	
Metal Rail	20%			2037	**	5-10	\$12,400	
Roof								
Copper/Terne	5%			2039	**	10	\$2,200	
Modified Bitumen	88%	Now	\$18,500	2029	**			
<i>Blisters, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Over Second Floor</i>								
<i>Seams Open/Split, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Over Second Floor</i>								
Skylight, Metal/Glass	2%			2034	**	10	\$1,200	
Skylight, Metal/Glass	5%			2050	**	10	\$3,000	
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$4,900	
Terrazzo	5%			LIFE	**	5	\$900	
Vinyl Tile	45%			2029	**	3	\$3,800	
Vinyl Tile	40%	0-2	\$76,800	2034	**	3	\$3,300	
<i>Adhesion Failure, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Second Floor</i>								
<i>Loose Units, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Second Floor</i>								

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**BROOKLYN PUBLIC LIBRARY - 038**  
**BAY RIDGE BRANCH LIBRARY**  
**Asset # : 13234**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</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>	

## Interior

## Interior Walls

Ceramic Tile	5%			2033	**	5	\$1,300	
Concrete Masonry Unit	10%			LIFE	**	5	\$1,100	
Gypsum Board	60%			LIFE	**	5	\$9,500	
Masonry: Brick	10%			LIFE	**			
Plaster	5%			LIFE	**	5	\$400	
SGFT/Glazed Masonry	10%			LIFE	**			

## Ceilings

AcousTileSusp.Lay-In	20%			2041	**	5	\$4,500	
AcousTileSusp.Lay-In	5%			2029	**	5	\$1,100	
Exposed Concrete	10%			LIFE	**	5	\$300	
Gypsum Board	60%			LIFE	**	5	\$16,700	
Plaster	5%			LIFE	**	5	\$700	

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</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>	

## Under 600 Volts

## Service Equipment

Molded Case Bkrs	100%			2044	**	5	\$400	
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*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Electrical Room*

*Explanation : Main Service Disconnect Rated @ 800 Amperes*

## Switchgear / Switchboard

Molded Case Bkrs	100%			2044	**	5	\$400	
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## Raceway

Conduit	100%			2044	**	1		
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## Panelboards

Fused Disc Sw	10%			2040	**	5		
Molded Case Bkrs	90%			2040	**	5	\$400	

## Wiring

Braided Cloth	5%	2-4	\$1,400	2049	**	1		
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*Insulation Aged, Extent : Moderate, Area Affected : 100%*

*Location : Boiler Room*

Thermoplastic	95%			2044	**	1		
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## Motor Controllers

Locally Mounted	50%			2037	**	5	\$100	
Locally Mounted	50%			2022		5	\$15,300	\$100

## Ground

## Grounding Devices

Generic	100%			LIFE	**	5	\$200	
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## Lighting

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**BROOKLYN PUBLIC LIBRARY - 038**  
**BAY RIDGE BRANCH LIBRARY**  
**Asset # : 13234**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</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>
<b>Lighting</b>								
Interior Lighting Fluorescent	62%			2029	**	10	\$9,400	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	25%			2029	**	10	\$3,800	
<i>T-5 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Reading Areas</i>								
Fluorescent	10%			2029	**	10	\$1,500	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : 2nd Floor</i>								
<i>Explanation : Compact Fluorescent Light Fixtures</i>								
Fluorescent	3%			2019	\$5,000	10	\$500	
<i>T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<b>Egress Lighting</b>								
Emergency, Battery	50%			2029	**	10	\$2,000	
Exit, LED	10%			2052	**	1		
Exit, Service	40%			2029	**	1		
<b>Exterior Lighting</b>								
HID	100%			2024	\$63,100	10	\$100	
<b>Alarm</b>								
Security System Generic	100%			2029	**	1	\$6,200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Inside And Outside The Building</i>								
<i>Explanation : C C T V Surveillance Cameras</i>								
<b>Fire/Smoke Detection</b>								
Generic	100%			2029	**	1-3	\$10,200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Strobe Lights, Manual Pull Station, Alarm Bells, And Smoke Detectors</i>								

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</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>
<b>Heating</b>								
Energy Source Natural Gas	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.

**BROOKLYN PUBLIC LIBRARY - 038**  
**BAY RIDGE BRANCH LIBRARY**  
**Asset # : 13234**

Mechanical	Current Repair		Future Replacement		Maintenance		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Conversion Equipment								
Furnace	70%			2029	**	1	\$5,700	
	<i>Other Observation, Extent : Light, Area Affected : 70%</i>							
	<i>Location : Roof</i>							
	<i>Explanation : 3 Package Units</i>							
Hot Water Boiler	30%			2037	**	1	\$2,500	
	<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%			2040	**	4	\$400	
No Component	70%							
Terminal Devices								
Air Handler	70%			2029	**	1	\$7,100	
Convactor/Radiator	30%			2037	**	1	\$1,600	
Air Conditioning								
Energy Source								
Electricity	100%			2040	**	1		
Conversion Equipment								
Reciprocating Compr/Chiller	10%			2029	**	1	\$800	
	<i>R-22 Refrigerant, Extent : Light, Area Affected : 10%</i>							
	<i>Location : Roof</i>							
Ext Pkg Unit - Heating/Cooling	90%			2029	**	2	\$900	
	<i>R-22 Refrigerant, Extent : Light, Area Affected : 90%</i>							
	<i>Location : Roof</i>							
	<i>Other Observation, Extent : Light, Area Affected : 90%</i>							
	<i>Location : Roof</i>							
	<i>Explanation : 3 Package Units</i>							
Terminal Devices								
Fan Coil - 2 Pipe	10%			2029	**	1	\$500	
No Component	90%							
Heat Rejection								
Air Cooled Condenser Unit	100%			2029	**	2	\$11,500	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$9,200	
Exhaust Fans								
Interior	20%			2029	**	2	\$100	
Roof	80%			2029	**	2	\$400	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2044	**	1		
Water Heater								
Gas Fired	100%			2022		2	\$9,600	\$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.

**BROOKLYN PUBLIC LIBRARY - 038**  
**BAY RIDGE BRANCH LIBRARY**  
**Asset # : 13234**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</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>
<b>Plumbing</b>								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sewage Ejector(s)								
Electric	100%			2019	\$4,500	4	\$1,000	
		<i>Obsolete Equipment, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Old Type Unit, Basement Custodian Room</i>						
<b>Fixtures</b>								
Generic	100%							
<b>Vertical Transport</b>								
Elevators								
Hydraulic	100%			LIFE	* *			
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : B, 1, 2</i>						
		<i>Explanation : 1 Unit</i>						

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

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

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

Print Date : 21-Sep-2017

**BROOKLYN PUBLIC LIBRARY - FY 2018**

**Asset Name** : BEDFORD BRANCH LIBRARY  
**Address** : 496 FRANKLIN AVE. @HANCOCK ST.  
**Borough** : BROOKLYN **Agency's Number** : 22  
**Program / Asset #** : BPL0B22.000 / 13235 **Yr Built/Renovated** : 1905 / 2005  
**Area Sq Ft** : 17,184 **Project Type** : BROOKLYN PUBLIC LIBRARY  
**Date of Survey** : 28-Feb-2013 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,mez,2  
**Block** : 1997 **Lot** : 32 **BIN** : 3057384

<b>CAPITAL</b>	<b>FY 2019 - 2022</b>	<b>FY 2023 - 2028</b>
Exterior Architecture	\$170,000	\$38,300
Mechanical		\$182,900
<b>Total</b>	<b>\$170,000</b>	<b>\$221,200</b>
Importance Code A	\$170,000	\$38,300
Importance Code B		\$182,900
<b>Total</b>	<b>\$170,000</b>	<b>\$221,200</b>

<b>EXPENSE</b>	<b>FY 2019</b>	<b>FY 2020</b>	<b>FY 2021</b>	<b>FY 2022</b>
Exterior Architecture	\$82,600	\$1,500		
Interior Architecture	\$45,300	\$71,000		\$2,400
Electrical	\$7,000	\$2,200	\$1,700	\$19,300
Mechanical	\$28,300	\$1,700	\$3,600	\$1,700
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
<b>Total</b>	<b>\$167,200</b>	<b>\$80,200</b>	<b>\$9,200</b>	<b>\$27,400</b>
Importance Code A	\$85,100	\$2,600	\$900	\$900
Importance Code B	\$64,900	\$77,700	\$8,400	\$26,600
Importance Code C	\$17,200			
<b>Total</b>	<b>\$167,200</b>	<b>\$80,200</b>	<b>\$9,200</b>	<b>\$27,400</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.

**BROOKLYN PUBLIC LIBRARY - 038**  
**BEDFORD BRANCH LIBRARY**  
**Asset # : 13235**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	12%			LIFE	**	5	\$30,700	
Cast Stone/Terra Cotta	3%	Now	\$28,200	LIFE	**	5	\$7,700	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Chimney</i>								
<i>Crazing, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Chimney</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Chimney</i>								
Masonry: Brick	85%	Now	\$170,000	LIFE	**	5	\$27,800	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Spalling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Windows								
Aluminum	85%			2040	**	5	\$3,000	
Steel	15%	Now	\$27,500	2049	**	5	\$3,300	
<i>Air Infiltration, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Basement</i>								
<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Staff Room</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Basement</i>								
<i>Unit Inoperable, Extent : Severe, Area Affected : 75%</i>								
<i>Location : Basement</i>								
Parapets								
Cast Stone/Terra Cotta	10%	Now	\$4,700	LIFE	**	5	\$2,800	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Coping</i>								
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Coping</i>								
Masonry: Brick	80%	Now	\$17,200	LIFE	**	5	\$2,900	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout Interior Face</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Over Classroom 2</i>								
Metal Panel	10%			2044	**	5	\$1,400	
Roof								
Asphalt Shingle	25%			2027		10	\$700	
Single Ply Membrane	75%	Now	\$4,300	2029	**			
<i>Patching Evident, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout, 2012</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Over 2nd Floor</i>								

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

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

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

**BROOKLYN PUBLIC LIBRARY - 038**  
**BEDFORD BRANCH LIBRARY**  
**Asset # : 13235**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Interior</b>								
<b>Floors</b>								
Carpet	23%			2020	\$68,300	3	\$7,900	
Cast in Place Concrete	5%			LIFE	**	5	\$2,500	
Ceramic Tile	5%			2033	**	5	\$1,100	
Marble Panels	2%			LIFE	**	5	\$300	
Vinyl Tile	65%	0-2	\$12,900	2029	**	3	\$5,600	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 15%</i>								
<i>Location : First Floor</i>								
<i>Loose Units, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : First Floor And Mezzanine</i>								
<b>Interior Walls</b>								
Ceramic Tile	5%			2033	**	5	\$2,100	
Concrete Masonry Unit	2%	Now	\$900	LIFE	**	5	\$300	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Mechanical Room Near Auditorium</i>								
Gypsum Board	40%			LIFE	**	5	\$10,000	
Masonry: Brick	5%			LIFE	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Foundation Wall At Boiler Room Corridor</i>								
Plaster	48%	Now	\$16,300	LIFE	**	5	\$6,000	
<i>Water Penetration, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Lunch Room</i>								
<b>Ceilings</b>								
AcousTileSusp.Lay-In	5%			2037	**	5	\$1,100	
Gypsum Board	45%			LIFE	**	5	\$12,900	
Plaster	50%	Now	\$15,300	LIFE	**	5	\$7,200	
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Classroom 3</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Mezzanine, 2nd Floor Classroom 2 And 4</i>								

<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>
<b>Under 600 Volts</b>								
<b>Service Equipment</b>								
Molded Case Bkrs	100%			2050	**	5	\$500	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : One 600 Amperes Main Disconnect Switch</i>								
<b>Switchgear / Switchboard</b>								
Molded Case Bkrs	100%			2050	**	5	\$500	
<b>Raceway</b>								
Conduit	70%			2050	**	1		
Conduit	30%			2024	\$9,500	1		

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

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**BROOKLYN PUBLIC LIBRARY - 038**  
**BEDFORD BRANCH LIBRARY**  
**Asset # : 13235**

<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								
Panelboards								
Fused Disc Sw	5%			2046	**	5		
Molded Case Bkrs	85%			2046	**	5	\$400	
Molded Case Bkrs	10%			2032	**	5		
Wiring								
Braided Cloth	20%	2-4	\$5,600	2049	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	80%			2050	**	1		
Motor Controllers								
Locally Mounted	100%			2041	**	5	\$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$300	
Lighting								
Interior Lighting								
Fluorescent	95%			2032	**	10	\$15,000	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
Fluorescent	5%			2032	**	10	\$800	
<i>T-5 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Egress Lighting								
Emergency, Battery	50%			2032	**	10	\$2,100	
Exit, LED	50%			2059	**	1		
Exterior Lighting								
HID	100%			2032	**	10	\$100	
Alarm								
Security System								
No Component	30%							
Generic	70%			2032	**	1	\$4,500	
Fire/Smoke Detection								
Generic	100%			2032	**	1-3	\$10,600	

<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%			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.

**BROOKLYN PUBLIC LIBRARY - 038**  
**BEDFORD BRANCH LIBRARY**  
**Asset # : 13235**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</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>
<b>Heating</b>								
Conversion Equipment Hot Water Boiler	100%	Now	\$2,500	2041	**	1	\$7,700	
<i>Malfunctioning, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Control System</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : One Unit</i>								
Distribution Hot Wtr Piping/Pump	100%	2-4	\$1,300	2040	**	4	\$800	
<i>Corroded, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Terminal Devices Air Handler	30%			2029	**	1	\$3,200	
Fan Coil Unit/Heat	70%			2029	**	1	\$3,900	
<b>Air Conditioning</b>								
Energy Source Electricity	100%			2040	**	1		
Conversion Equipment Interior Pkg Unit - Cooling	30%			2025	\$182,900	2	\$300	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : AC Room</i>								
Exterior Pkg Unit - Cooling	70%			2029	**	2	\$700	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
Terminal Devices Fan Coil - 2 Pipe	10%			2029	**	1	\$600	
No Component	90%							
Heat Rejection Air Cooled Condenser Unit	10%			2029	**	2	\$1,200	
No Component	90%							
<b>Ventilation</b>								
Distribution Ductwork/Diffusers	100%			LIFE	**	2-5	\$9,600	
Exhaust Fans Interior	90%			2029	**	2	\$500	
Roof	10%			2029	**	2	\$100	
<b>Plumbing</b>								
H/C Water Piping Brass/Copper	100%			2044	**	1		
Water Heater Gas Fired	100%			2019	\$9,900	2	\$300	

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

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

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



**BROOKLYN PUBLIC LIBRARY - 038**  
**BEDFORD BRANCH LIBRARY**  
**Asset # : 13235**

Mechanical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
Sanitary Piping Cast Iron	100%	Now	\$11,900	LIFE	**	1		
			<i>Other Observation, Extent : Moderate, Area Affected : 20%</i>					
			<i>Location : Franklin Avenue</i>					
			<i>Explanation : Main Backs Up From Street, Flooding Basement, Boiler Room And Auditorium</i>					
Storm Drain Piping Cast Iron	100%			LIFE	**	1		
Sump Pump(s) Submersible	100%			2019	\$600	4	\$500	
Fixtures Generic	100%							
Vertical Transport								
Elevators Hydraulic	100%			LIFE	**			
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Makes 6 Stops For 3 Levels - B, 1, 2</i>					
			<i>Explanation : One Unit</i>					
Fire Suppression								
Chemical System No Component	80%							
Generic	20%			2019	\$400	1-3	\$800	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Throughout</i>					
			<i>Explanation : Fire Extinguishers</i>					

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

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

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

Print Date : 21-Sep-2017

**BROOKLYN PUBLIC LIBRARY - FY 2018**

**Asset Name** : **BOROUGH PARK BRANCH LIBRARY**  
**Address** : **1265 43RD ST. @13TH AVENUE**  
**Borough** : **BROOKLYN**                      **Agency's Number** : **25**  
**Program / Asset #** : **BPL0B25.000 / 13236**                      **Yr Built/Renovated** : **1955 / 2003**  
**Area Sq Ft** : **19,594**                      **Project Type** : **BROOKLYN PUBLIC LIBRARY**  
**Date of Survey** : **27-Feb-2013**                      **Landmark Status** : **NONE**  
**Areas Surveyed** : **Basement, Roof, Floors 1,2**  
**Block** : **5598**                      **Lot** : **48**                      **BIN** : **3135907**

<b>CAPITAL</b>	<b>FY 2019 - 2022</b>	<b>FY 2023 - 2028</b>
Exterior Architecture	\$158,000	\$82,100
Interior Architecture		\$167,900
Electrical	\$39,700	\$329,200
Mechanical	\$151,100	
<b>Total</b>	<b>\$348,900</b>	<b>\$579,200</b>
Importance Code A	\$158,000	\$82,100
Importance Code B	\$190,900	\$497,100
<b>Total</b>	<b>\$348,900</b>	<b>\$579,200</b>

<b>EXPENSE</b>	<b>FY 2019</b>	<b>FY 2020</b>	<b>FY 2021</b>	<b>FY 2022</b>
Exterior Architecture	\$48,600			\$1,900
Interior Architecture	\$14,300	\$500	\$2,400	\$1,400
Electrical	\$27,200	\$1,800	\$2,200	\$2,000
Mechanical	\$16,100	\$2,300	\$3,600	\$13,100
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
<b>Total</b>	<b>\$110,200</b>	<b>\$8,600</b>	<b>\$12,200</b>	<b>\$22,300</b>
Importance Code A	\$49,600	\$1,000	\$1,000	\$2,900
Importance Code B	\$51,900	\$7,600	\$11,200	\$19,500
Importance Code C	\$8,600			
<b>Total</b>	<b>\$110,200</b>	<b>\$8,600</b>	<b>\$12,200</b>	<b>\$22,300</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.

**BROOKLYN PUBLIC LIBRARY - 038**  
**BOROUGH PARK BRANCH LIBRARY**  
**Asset # : 13236**

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	92%	Now	\$158,000	LIFE	**	5	\$25,900	
	<i>Diagonal Cracks, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : South Facade</i>							
	<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>							
	<i>Location : Throughout</i>							
	<i>Resting Masonry Supt, Extent : Moderate, Area Affected : 25%</i>							
	<i>Location : North Facade</i>							
	<i>Vertical Cracks, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : South Facade</i>							
Masonry: Granite	3%			LIFE	**	5	\$600	
Masonry: Limestone	3%			LIFE	**	5	\$600	
Stucco Cement	2%			2037	**	5	\$1,400	
Windows								
Aluminum	95%	Now	\$15,200	2040	**	5	\$1,800	
	<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>							
	<i>Location : North Side</i>							
Steel	5%			2032	**	5	\$2,400	
Parapets								
Masonry: Brick	95%	Now	\$33,400	LIFE	**	5	\$2,900	
	<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>							
	<i>Location : South Facade</i>							
	<i>Spalling, Extent : Moderate, Area Affected : 20%</i>							
	<i>Location : Interior Face</i>							
	<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Above Second Floor Windows</i>							
Masonry: Limestone	5%			LIFE	**	5	\$200	
Roof								
Built-Up (BUR)	95%			2024	\$82,100	10	\$17,700	
Skylight, Metal/Glass	5%			2044	**	10	\$3,100	
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$3,000	
Ceramic Tile	5%			2033	**	5	\$1,400	
Terrazzo	5%			LIFE	**	5	\$1,100	
Vinyl Tile	70%			2024	\$167,900	3	\$7,300	
Vinyl Tile	15%			2029	**	3	\$1,600	

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.

**BROOKLYN PUBLIC LIBRARY - 038**  
**BOROUGH PARK BRANCH LIBRARY**  
**Asset # : 13236**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Interior</b>								
<b>Interior Walls</b>								
Ceramic Tile	5%			2033	**	5	\$2,100	
Concrete Masonry Unit	5%			LIFE	**	5	\$800	
Gypsum Board	55%			LIFE	**	5	\$14,000	
Masonry: Brick	5%			LIFE	**			
Plaster	25%	Now	\$8,600	LIFE	**	5	\$3,200	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Staff Stair</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Staff Stair</i>								
Wood	5%			LIFE	**	5	\$8,500	
<b>Ceilings</b>								
AcousTileSusp.Lay-In	10%			2037	**	5	\$2,800	
Exposed Concrete	10%			LIFE	**	5	\$400	
Gypsum Board	65%			LIFE	**	5	\$23,100	
Plaster	15%	Now	\$5,700	LIFE	**	5	\$2,700	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Staff Stair</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Staff Stair</i>								

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
<b>Service Equipment</b>								
Fused Disc Sw	100%			2024	\$1,500	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Switch Rated @ 400 Amperes</i>								
<b>Switchgear / Switchboard</b>								
Molded Case Bkrs	100%			2024	\$32,700	5	\$500	
<b>Raceway</b>								
Conduit	20%			2024	\$6,400	1		
Conduit	80%			2034	**	1		
<b>Panelboards</b>								
Fused Disc Sw	5%			2032	**	5		
Molded Case Bkrs	50%			2032	**	5	\$300	
Molded Case Bkrs	45%			2023	\$6,800	5	\$200	
<b>Wiring</b>								
Braided Cloth	25%	2-4	\$7,000	2049	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Mechanical Room</i>								
Thermoplastic	75%			2034	**	1		
<b>Motor Controllers</b>								
Locally Mounted	100%			2029	**	5	\$100	

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

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

**BROOKLYN PUBLIC LIBRARY - 038**  
**BOROUGH PARK BRANCH LIBRARY**  
**Asset # : 13236**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</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>
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$300	
Lighting								
Interior Lighting								
Fluorescent	20%			2019	\$39,700	10	\$3,600	
		<i>T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
Fluorescent	75%			2029	**	10	\$13,500	
		<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
Fluorescent	5%			2029	**	10	\$900	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Stairway</i>						
		<i>Explanation : Compact Fluorescent Light Fixtures</i>						
Egress Lighting								
Emergency, Battery	50%			2024	\$13,400	10	\$2,400	
Exit, Service	50%			2024	\$1,400	1		
Exterior Lighting								
Fluorescent	100%			2024	\$63,600	10	\$1,800	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Front Only</i>						
		<i>Explanation : Compact Fluorescent Light Fixtures</i>						
Alarm								
Security System								
Generic	100%			2024	\$60,100	1	\$7,300	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : Intrusion Alarm Only, Motion Sensors</i>						
Fire/Smoke Detection								
Generic	100%			2024	\$205,600	1-3	\$12,100	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : Strobe Lights, Manual Pull Station And Alarm Bells</i>						

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</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%			2044	**	1		
Conversion Equipment								
Hot Water Boiler	100%			2029	**	1	\$9,700	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement Boiler Room</i>						
		<i>Explanation : 1 Unit</i>						

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**BROOKLYN PUBLIC LIBRARY - 038**  
**BOROUGH PARK BRANCH LIBRARY**  
**Asset # : 13236**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</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>
<b>Heating</b>								
Distribution								
Hot Wtr Piping/Pump	100%			2032	**	4	\$1,400	
Terminal Devices								
Air Handler	20%	Now	\$1,000	2019	\$52,300	1	\$2,200	
<i>Leak Evident, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Water Leaks To Staircase</i>								
Convactor/Radiator	80%			2029	**	1	\$5,100	
<b>Air Conditioning</b>								
Energy Source								
Electricity	100%			2040	**	1		
Conversion Equipment								
Int Pkg Unit - Heating/Cooling	25%			2019	\$98,800	2	\$300	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 25%</i>								
<i>Location : Basement</i>								
Exterior Pkg Unit - Cooling	75%			2029	**	2	\$900	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 75%</i>								
<i>Location : Roof</i>								
<b>Ventilation</b>								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$10,900	
Exhaust Fans								
Interior	20%			2019	\$13,200	2	\$100	
Roof	80%			2029	**	2	\$500	
<b>Plumbing</b>								
H/C Water Piping								
Brass/Copper	100%			2034	**	1		
Water Heater								
Gas Fired	100%			2022	\$11,300	2	\$300	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Fixtures								
Generic	100%							
<b>Vertical Transport</b>								
Elevators								
Hydraulic	100%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : B, 1, 2</i>								
<i>Explanation : 1 Unit</i>								

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

Print Date : 21-Sep-2017

**BROOKLYN PUBLIC LIBRARY - FY 2018**

**Asset Name** : BRIGHTON BEACH BRANCH LIBRARY  
**Address** : 16 BRIGHTON FIRST ROAD @BRIGHTON BEACH AVE.  
**Borough** : BROOKLYN Agency's Number : 24  
**Program / Asset #** : BPL0B24.000 / 13237 Yr Built/Renovated : 1992 / 1999  
**Area Sq Ft** : 12,166 Project Type : BROOKLYN PUBLIC LIBRARY  
**Date of Survey** : 27-Mar-2013 Landmark Status : NONE  
**Areas Surveyed** : Roof, Floors 1  
**Block** : 8680 Lot : 32 BIN : 3245028

<b>CAPITAL</b>	<b>FY 2019 - 2022</b>	<b>FY 2023 - 2028</b>
Interior Architecture	\$89,500	\$141,200
Electrical		\$295,100
Mechanical	\$245,500	\$150,600
<b>Total</b>	<b>\$335,000</b>	<b>\$586,900</b>
Importance Code B	\$335,000	\$586,900
<b>Total</b>	<b>\$335,000</b>	<b>\$586,900</b>

<b>EXPENSE</b>	<b>FY 2019</b>	<b>FY 2020</b>	<b>FY 2021</b>	<b>FY 2022</b>
Exterior Architecture	\$64,400			
Interior Architecture	\$35,700			\$2,700
Electrical	\$2,400	\$800	\$1,000	\$1,000
Mechanical	\$4,600	\$1,600	\$2,300	\$1,500
<b>Total</b>	<b>\$107,000</b>	<b>\$2,400</b>	<b>\$3,300</b>	<b>\$5,200</b>
Importance Code A	\$65,000	\$600	\$600	\$600
Importance Code B	\$42,000	\$1,800	\$2,700	\$4,600
Importance Code C				
<b>Total</b>	<b>\$107,000</b>	<b>\$2,400</b>	<b>\$3,300</b>	<b>\$5,200</b>



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**BROOKLYN PUBLIC LIBRARY - 038**  
**BRIGHTON BEACH BRANCH LIBRARY**  
**Asset # : 13237**

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	
<b>Exterior</b>								
<b>Exterior Walls</b>								
Concrete Masonry Unit	95%			LIFE	**	5	\$12,800	
	<i>Painted Surfaces, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
Glass Block	5%			LIFE	**	5	\$700	
<b>Windows</b>								
Aluminum	100%	Now	\$15,500	2040	**	5	\$900	
	<i>Water Penetration, Extent : Moderate, Area Affected : 30%</i>							
	<i>Location : Along Brighton Beach Ave</i>							
<b>Parapets</b>								
Cast Stone/Terra Cotta	10%	Now	\$14,600	LIFE	**	5	\$2,900	
	<i>Vegetation Growth, Extent : Moderate, Area Affected : 20%</i>							
	<i>Location : Throughout</i>							
	<i>Other Observation, Extent : Moderate, Area Affected : 30%</i>							
	<i>Location : Throughout</i>							
	<i>Explanation : Missing Flashing</i>							
Concrete Masonry Unit	90%			LIFE	**	5	\$3,900	
<b>Roof</b>								
Single Ply Membrane	98%	Now	\$34,200	2029	**			
	<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>							
	<i>Location : Throughout</i>							
Skylight, Metal/Glass	2%			2044	**	10	\$2,300	
<b>Interior</b>								
<b>Floors</b>								
Cast in Place Concrete	5%			LIFE	**	5	\$2,000	
Quarry Tile	5%			2037	**	5	\$1,400	
Vinyl Tile	90%	0-2	\$28,200	2024	\$141,200	3	\$6,100	
	<i>Adhesion Failure, Extent : Moderate, Area Affected : 35%</i>							
	<i>Location : Throughout</i>							
	<i>Loose/Delam Surface, Extent : Moderate, Area Affected : 50%</i>							
	<i>Location : Throughout</i>							
<b>Interior Walls</b>								
Concrete Masonry Unit	10%			LIFE	**	5	\$600	
Glass: Single Pane	5%			LIFE	**	5	\$500	
Glazed Ceramic Panel	5%			LIFE	**			
Gypsum Board	80%			LIFE	**	5	\$6,600	

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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.



**BROOKLYN PUBLIC LIBRARY - 038**  
**BRIGHTON BEACH BRANCH LIBRARY**  
**Asset # : 13237**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTileSusp.Lay-In	60%	Now	\$89,500	2044	**	5	\$5,500	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
Gypsum Board	40%	Now	\$7,500	LIFE	**	5	\$9,100	
<i>Water Penetration, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2034	**	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 400 Amperes Main Disconnect Switch</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2034	**	5	\$100	
Raceway								
Conduit	100%			2034	**	1		
Panelboards								
Fused Disc Sw	5%			2032	**	5		
Molded Case Bkrs	95%			2032	**	5	\$300	
Wiring								
Thermoplastic	100%			2034	**	1		
Motor Controllers								
Locally Mounted	100%			2029	**	5	\$100	
Ground								
Grounding Devices								
Not Accessible	100%							
Lighting								
Interior Lighting								
Fluorescent	98%			2024	\$120,900	10	\$10,900	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-12 Lamps</i>								
Incandescent	2%			2024	\$2,500	2		
Egress Lighting								
Emergency, Battery	50%			2029	**	10	\$1,500	
Exit, Service	50%			2029	**	1		

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**BROOKLYN PUBLIC LIBRARY - 038**  
**BRIGHTON BEACH BRANCH LIBRARY**  
**Asset # : 13237**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</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>
<b>Lighting</b>								
Exterior Lighting								
HID	100%			2024	\$46,500	10		
<b>Alarm</b>								
Security System								
No Component	70%							
Generic	30%			2032	**	1	\$1,400	
Fire/Smoke Detection								
Generic	100%			2024	\$127,600	1-3	\$7,500	
<b>Mechanical</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>
<b>Heating</b>								
Energy Source								
Natural Gas	100%			2044	**	1		
Conversion Equipment								
Hot Water Boiler	100%			2029	**	1	\$6,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Penthouse Mechanical Room</i>								
<i>Explanation : (3) Gas Fired Modular Hot Water Boilers</i>								
Distribution								
Hot Wtr Piping/Pump	100%	0-2	\$1,800	2032	**	4	\$600	
<i>Corroded, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Penthouse Mechanical Room</i>								
Terminal Devices								
Air Handler	70%			2024	\$113,600	1	\$5,300	
Convactor/Radiator	25%	0-2	\$1,500	2029	**	1	\$900	
<i>Malfunctioning, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout, Defective Hot Water Radiator And Air Handler Temperature Control System</i>								
Unit Heater - Steam	5%			2024	\$2,100	4	\$100	
<b>Air Conditioning</b>								
Energy Source								
Electricity	100%			2040	**	1		
Conversion Equipment								
Int Pkg Unit - Heating/Cooling	100%			2022	\$245,500	2	\$700	
<b>Ventilation</b>								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$6,800	
Exhaust Fans								
Interior	90%			2024	\$37,000	2	\$300	
Roof	10%			2024	\$1,900	2		
<b>Plumbing</b>								
H/C Water Piping								
Brass/Copper	100%			2044	**	1		

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

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

**BROOKLYN PUBLIC LIBRARY - 038**  
**BRIGHTON BEACH BRANCH LIBRARY**  
**Asset # : 13237**

<b>Mechanical</b>	<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</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>
Plumbing								
Water Heater Gas Fired	100%			2023	\$7,000	2	\$200	
		<i>Recent Installation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Penthouse Mechanical Room</i>						
Sanitary Piping Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping Cast Iron	100%			LIFE	* *	1		
Backflow Preventer Generic	100%			2024	\$2,900	1	\$700	
Fixtures Generic	100%							

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Print Date : 21-Sep-2017

**BROOKLYN PUBLIC LIBRARY - FY 2018**

**Asset Name** : **BROOKLYN CENTRAL LIBRARY**  
**Address** : **1 GRAND ARMY PLAZA @ FLATBUSH AVE AND EASTERN PKWY**  
**Borough** : **BROOKLYN** Agency's Number : **N/A**  
**Program / Asset #** : **BPL0001.000 / 2136** Yr Built/Renovated : **1940 / 2009**  
**Area Sq Ft** : **350,000** Project Type : **BROOKLYN PUBLIC LIBRARY**  
**Date of Survey** : **03-May-2016** Landmark Status : **EXTERIOR LANDMARK**  
**Areas Surveyed** : **Basement, Roof, Floors 1,3,5,4S**  
**Block** : **1183** Lot : **2** BIN : **3029665**

<b>CAPITAL</b>	<b>FY 2019 - 2022</b>	<b>FY 2023 - 2028</b>
Exterior Architecture	\$6,037,100	\$765,000
Interior Architecture	\$1,333,300	\$1,037,900
Electrical	\$1,805,900	\$3,687,700
Mechanical	\$4,389,100	\$6,259,100
<b>Total</b>	<b>\$13,565,400</b>	<b>\$11,749,700</b>
Importance Code A	\$6,037,100	\$765,000
Importance Code B	\$7,341,400	\$10,504,500
Importance Code C	\$186,900	\$480,200
<b>Total</b>	<b>\$13,565,400</b>	<b>\$11,749,700</b>

<b>EXPENSE</b>	<b>FY 2019</b>	<b>FY 2020</b>	<b>FY 2021</b>	<b>FY 2022</b>
Exterior Architecture	\$9,400			\$18,300
Interior Architecture		\$109,500		\$29,200
Electrical	\$5,300	\$4,700	\$6,400	\$42,500
Mechanical	\$137,300	\$103,300	\$214,700	\$96,800
Elevators/Escalators	\$41,300	\$41,300	\$41,300	\$41,300
<b>Total</b>	<b>\$193,200</b>	<b>\$258,800</b>	<b>\$262,400</b>	<b>\$228,000</b>
Importance Code A	\$44,100	\$34,700	\$34,700	\$53,000
Importance Code B	\$149,200	\$224,200	\$227,800	\$175,100
Importance Code C				
<b>Total</b>	<b>\$193,200</b>	<b>\$258,800</b>	<b>\$262,400</b>	<b>\$228,000</b>



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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Bronze/Brass	2%			LIFE	**			
Masonry: Brick	5%			LIFE	**	5	\$18,800	
Masonry: Granite	5%	Now	\$245,900	LIFE	**	5	\$14,100	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Masonry: Limestone	62%	0-2	\$2,816,500	LIFE	**	5	\$174,900	
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Metal Panel	5%			2047	**	5-10	\$129,300	
Metal Coiling Doors	2%	Now	\$94,400	2032	**	5	\$11,800	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Pre-Cast Concrete	10%	Now	\$137,400	LIFE	**	5	\$122,200	
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Stucco Cement	9%	Now	\$108,400	2040	**	5	\$42,300	
<i>Other Observation, Extent : Light, Area Affected : 25%</i>								
<i>Location : At Overhead Doors Facing Parking Area</i>								
<i>Explanation : Corroded Steel Lintels</i>								
Windows								
Aluminum	15%			2043	**	5	\$5,100	
Bronze/Brass	60%	Now	\$1,586,900	2035	**	5	\$64,200	
<i>Air Infiltration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Hardware Missing, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Glass Block	10%	Now	\$56,700	LIFE	**	5	\$2,100	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : South Facade Facing Second Floor Roof</i>								
<i>Other Observation, Extent : Severe, Area Affected : 50%</i>								
<i>Location : South Facade Facing Second Floor Roof</i>								
<i>Explanation : Corroded Steel Support</i>								
Steel	15%	0-2	\$296,800	2052	**	5	\$32,100	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Stairs, Sections Of South Facades</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Stairs, Sections Of South Facades</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Stairs, Sections Of South Facades</i>								

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

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Parapets								
Masonry: Brick	25%	Now	\$52,500	LIFE	**	5	\$8,200	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Masonry: Limestone	65%	Now	\$247,700	LIFE	**	5	\$26,900	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Stucco Cement	10%	Now	\$9,400	2040	**	5	\$4,200	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Roof								
Asphalt Macadam	15%			2037	**	5	\$36,600	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout 2015</i>								
Modified Bitumen	73%			2037	**	10	\$267,300	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout 2015</i>								
Plaza Roof: Stone Panels	10%			2047	**			
Skylight, Metal/Glass	2%	Now	\$358,800	2037	**			
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : At Third Floor Roof Over Art And Music Areas</i>								
<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : At Third Floor Roof Over Art And Music Areas</i>								
Interior								
Floors								
Carpet	15%			2026	\$1,499,600	3	\$159,400	
Cast in Place Concrete	7%			LIFE	**	5	\$108,500	
Ceramic Tile	10%	Now	\$151,800	2036	**	5	\$35,400	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Terrazzo	5%			LIFE	**	5	\$27,700	
Terrazzo	2%			LIFE	**	5	\$11,100	
Vinyl Tile	33%	Now	\$879,000	2032	**	3	\$87,700	
<i>Adhesion Failure, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Language Literature, Social Science, Book Storage Areas</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Language Literature, Social Science, Book Storage Areas</i>								
<i>Loose Units, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Language Literature, Social Science, Book Storage Areas</i>								
Vinyl Tile	28%			2032	**	3	\$74,400	

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.

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

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Interior</b>								
<b>Interior Walls</b>								
Cast in Place Concrete	10%			LIFE	**			
Concrete Masonry Unit	5%			LIFE	**	5	\$14,800	
Glass: Single Pane	5%			LIFE	**	5	\$27,700	
Gypsum Board	20%			LIFE	**	5	\$88,800	
Masonry: Brick	5%			LIFE	**			
Marble Panels	2%	Now	\$130,400	LIFE	**			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : At Auditorium Exit</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : At Auditorium Exit</i>								
Plaster	43%	Now	\$56,400	LIFE	**	5	\$95,500	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Balcony Corridor Facing Lobby</i>								
Wood	10%			LIFE	**	5	\$296,000	
<i>Recent Replace Evident, Extent : Light, Area Affected : 10%</i>								
<i>Location : New Auditorium</i>								
<b>Ceilings</b>								
AcousTileConcealSpLn	15%			2040	**	5	\$118,400	
AcousTileConcealSpLn	20%	0-2	\$56,500	2032	**	5	\$78,900	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
AcousTileSusp.Lay-In	10%			2040	**	5	\$63,200	
Exposed Concrete	10%			LIFE	**	5	\$9,900	
Gypsum Board	15%			LIFE	**	5	\$118,400	
Plaster	30%			LIFE	**	5	\$118,400	

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
<b>Service Equipment</b>								
Molded Case Bkrs	50%			2053	**	5	\$4,600	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 4000 Amperes Main Disconnect Switch</i>								
Molded Case Bkrs	50%			2053	**	5	\$4,600	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 4000 Amperes Main Disconnect Switch</i>								
<b>Transformers</b>								
Dry Type	100%			2044	**	5	\$1,300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Two 500 Kva 208/120 Pri - 480 Sec</i>								

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

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

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

Electrical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Switchgear / Switchboard								
Molded Case Bkrs	50%			2053	**	5	\$4,600	
Molded Case Bkrs	50%			2053	**	5	\$4,600	
Raceway								
Conduit	80%			2027	\$199,200	1		
Conduit	20%			2053	**	1		
Panelboards								
Fused Disc Sw	10%			2026	\$14,900	5	\$800	
Molded Case Bkrs	60%			2026	\$89,200	5	\$5,500	
Molded Case Bkrs	30%			2049	**	5	\$2,800	
Wiring								
Braided Cloth	30%	2-4	\$74,900	2052	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Thermoplastic	50%			2027	\$124,800	1		
Thermoplastic	20%			2053	**	1		
Motor Controllers								
Locally Mounted	70%			2025	\$467,600	5	\$1,700	
Variable Frequency Drive	30%			2044	**			
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$5,100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Water Main</i>								
Lighting								
Interior Lighting								
Fluorescent	65%			2027	\$2,518,000	10	\$208,700	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Using T-8 Lamps</i>								
Fluorescent	20%			2035	**	10	\$64,200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : T-8 Lamps</i>								
Fluorescent	5%			2035	**	10	\$16,100	
<i>T-5 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	5%			2022	\$193,700	10	\$16,100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Uisng T-12 Lamps</i>								
LED	5%			2035	**			

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

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

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

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Lighting</b>								
Egress Lighting								
Emergency, Service	40%			2022	\$76,100	1		
Emergency, Battery	10%			2035	**	10	\$8,400	
Exit, LED	10%			2062	**	1		
Exit, Service	40%			2022	\$22,100	1		
Exterior Lighting								
HID	100%			2022	\$1,461,100	10	\$1,100	
<b>Alarm</b>								
Security System								
No Component	90%							
Generic	10%			2035	**	1	\$13,100	
Fire/Smoke Detection								
No Component	90%							
Generic, Digital	10%			2032	**	1-3	\$21,600	
<b>Mechanical</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>
<b>Heating</b>								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2047	**	1		
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : One Tank Of 15,000 Gallons</i>						
Conversion Equipment								
Steam Boiler	100%			2040	**	1	\$346,600	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : 3 Boilers</i>						
Distribution								
Central Plant Steam Piping/Pmp	100%			2037	**	4	\$17,300	
Terminal Devices								
Air Handler	60%			2022	\$3,057,300	1	\$129,900	
Convactor/Radiator	40%			2032	**	1	\$45,200	
<b>Air Conditioning</b>								
Energy Source								
Electricity	30%			2035	**	1		
Steam/HW System	70%			2037	**	1		

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

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

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

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

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</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>
<b>Air Conditioning</b>								
Conversion Equipment								
Reciprocating Compr/Chiller	85%			2035	**	1	\$138,000	
			<i>R-134a Refrigerant, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Chillers Penthouse</i>					
Exterior Pkg Unit - Cooling	15%			2027	\$440,200	2	\$3,200	
			<i>Other Observation, Extent : Light, Area Affected : 15%</i>					
			<i>Location : Various Locations</i>					
			<i>Explanation : Split Systems</i>					
Distribution								
CW & CHW Wtr Pipe/Pump	100%			2037	**	4	\$17,300	
Terminal Devices								
Air Handler/Cool/Ht	100%			2027	\$4,064,200	1	\$216,400	
Heat Rejection								
Air Cooled Condenser Unit	15%			2027	\$109,600	2	\$36,600	
Water Cooling Tower	85%	Now	\$23,400	2028	\$1,168,900	2	\$239,500	
			<i>Leak Evident, Extent : Severe, Area Affected : 25%</i>					
			<i>Location : One Of The Cooling Towers</i>					
<b>Ventilation</b>								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$195,200	
Exhaust Fans								
Interior	95%	Now	\$61,200	2022	\$1,224,800	2	\$8,100	
			<i>Noisy/Vibrating, Extent : Moderate, Area Affected : 5%</i>					
			<i>Location : Fan Room</i>					
Roof	5%			2027	\$30,100	2	\$500	
<b>Plumbing</b>								
H/C Water Piping								
Galvanized Steel	100%			2032	**	1		
Water Heater								
Gas Fired	100%			2025	\$221,000	2	\$5,100	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2027	\$55,300	4	\$11,100	
Sewage Ejector(s)								
Compressed Air	100%			2027	\$67,500	4	\$5,300	
Fixtures								
Generic	100%							
<b>Vertical Transport</b>								

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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.*

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

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</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>	
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE		**		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Various Locations</i>								
<i>Explanation : Seven Units</i>								
Escalators								
Under 20' Rise	100%			LIFE		**		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1-2</i>								
<i>Explanation : Two Units</i>								
Fire Suppression								
Standpipe								
Generic	100%			2047		**	1-5	\$176,500
Sprinkler								
No Component	60%							
Generic	40%			2047		**	1-2	\$39,200

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

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

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

Print Date : 21-Sep-2017

**BROOKLYN PUBLIC LIBRARY - FY 2018**

**Asset Name** : BROWNSVILLE BRANCH LIBRARY  
**Address** : 61 GLENMORE AVE. @WATKINS ST.  
**Borough** : BROOKLYN **Agency's Number** : 27  
**Program / Asset #** : BPL0B27.000 / 13238 **Yr Built/Renovated** : 1908 / 2012  
**Area Sq Ft** : 10,500 **Project Type** : BROOKLYN PUBLIC LIBRARY  
**Date of Survey** : 15-Mar-2013 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,1m  
**Block** : 3489 **Lot** : 150 **BIN** : 3080669

<b>CAPITAL</b>	<b>FY 2019 - 2022</b>	<b>FY 2023 - 2028</b>
Interior Architecture	\$119,600	
Electrical		\$110,500
Mechanical		\$252,300
<b>Total</b>	<b>\$119,600</b>	<b>\$362,800</b>
Importance Code B	\$119,600	\$362,800
<b>Total</b>	<b>\$119,600</b>	<b>\$362,800</b>

<b>EXPENSE</b>	<b>FY 2019</b>	<b>FY 2020</b>	<b>FY 2021</b>	<b>FY 2022</b>
Exterior Architecture	\$2,100	\$1,400		
Interior Architecture				\$1,700
Electrical	\$14,300	\$1,200	\$1,000	\$1,100
Mechanical	\$10,100	\$2,400	\$3,000	\$2,400
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
<b>Total</b>	<b>\$30,400</b>	<b>\$9,000</b>	<b>\$7,900</b>	<b>\$9,200</b>
Importance Code A	\$2,700	\$2,000	\$500	\$500
Importance Code B	\$27,700	\$7,000	\$7,400	\$8,700
Importance Code C				
<b>Total</b>	<b>\$30,400</b>	<b>\$9,000</b>	<b>\$7,900</b>	<b>\$9,200</b>



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

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**BROOKLYN PUBLIC LIBRARY - 038**  
**BROWNSVILLE BRANCH LIBRARY**  
**Asset # : 13238**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</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>Exterior</b>								
<b>Exterior Walls</b>								
Masonry: Brick	85%			LIFE	**	5	\$21,000	
<i>Recent Repair Evident, Extent : Light, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Masonry: Granite	5%			LIFE	**	5	\$900	
Masonry: Limestone	10%			LIFE	**	5	\$1,900	
<i>Recent Repair Evident, Extent : Light, Area Affected : 25%</i>								
<i>Location : Cornices</i>								
<b>Windows</b>								
Aluminum	100%			2040	**	5	\$2,900	
<b>Parapets</b>								
Masonry: Brick	80%			LIFE	**	5	\$2,300	
<i>Recent Repair Evident, Extent : Light, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Metal Rail	10%			2044	**	5-10	\$5,200	
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Pre-Cast Concrete	10%			LIFE	**	5	\$1,800	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<b>Roof</b>								
Modified Bitumen	100%			2034	**	10	\$17,100	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<b>Interior</b>								
<b>Floors</b>								
Cast in Place Concrete	20%			LIFE	**	5	\$8,100	
Ceramic Tile	5%			2033	**	5	\$900	
Vinyl Tile	75%	Now	\$119,600	2034	**	3	\$5,200	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<b>Interior Walls</b>								
Ceramic Tile	5%			2033	**	5	\$1,400	
Concrete Masonry Unit	5%			LIFE	**	5	\$500	
Gypsum Board	50%			LIFE	**	5	\$8,200	
Masonry: Brick	10%			LIFE	**			
Plaster	30%			LIFE	**	5	\$2,500	
<b>Ceilings</b>								
Gypsum Board	50%			LIFE	**	5	\$11,600	
Plaster	50%			LIFE	**	5	\$5,800	

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</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>	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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**BROOKLYN PUBLIC LIBRARY - 038**  
**BROWNSVILLE BRANCH LIBRARY**  
**Asset # : 13238**

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%			2034	**	5	\$300	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Basement</i>							
	<i>Explanation : 2- Main Service Disconnect Rated @ 200 Amperes Each</i>							
Switchgear / Switchboard								
Molded Case Bkrs	100%			2034	**	5	\$300	
Raceway								
Conduit	100%			2034	**	1		
Panelboards								
Fused Disc Sw	50%			2032	**	5	\$100	
Molded Case Bkrs	50%			2032	**	5	\$100	
Wiring								
Braided Cloth	30%	2-4	\$8,400	2049	**	1		
	<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout The Building</i>							
Thermoplastic	70%			2034	**	1		
Motor Controllers								
Locally Mounted	100%			2029	**	5	\$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$200	
Lighting								
Interior Lighting								
Fluorescent	66%			2024	\$70,300	10	\$6,400	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout The Building</i>							
	<i>Explanation : T-12 Lamps</i>							
Fluorescent	30%			2029	**	10	\$2,900	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Basement</i>							
	<i>Explanation : T-8 Lamps</i>							
Fluorescent	4%			2029	**	10	\$400	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Boiler Room</i>							
	<i>Explanation : Compact Fluorescent Light Fixtures</i>							
Egress Lighting								
Emergency, Battery	50%			2029	**	10	\$1,300	
Exit, Service	50%			2029	**	1		
Exterior Lighting								
HID	100%			2024	\$40,200	10		
Alarm								
Security System								
Generic	100%			2032	**	1	\$3,900	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout The Building</i>							
	<i>Explanation : C C T V Surveillance Cameras</i>							

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**BROOKLYN PUBLIC LIBRARY - 038**  
**BROWNSVILLE BRANCH LIBRARY**  
**Asset # : 13238**

<b>Electrical</b>	<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</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

100%	2032	* *	1-3	\$6,500
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*Other Observation, Extent : Moderate, Area Affected : 100%*  
*Location : Throughout The Building*  
*Explanation : Alarm Bells, Manual Pull Stations*

<b>Mechanical</b>	<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</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%	2044	* *	1
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*Other Observation, Extent : Severe, Area Affected : 100%*  
*Location : Next To The Boiler Room, Basement*  
*Explanation : No Vent For Gas Meter Room*

Conversion Equipment  
Hot Water Boiler

100%	2041	* *	1	\$5,200
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*Other Observation, Extent : Light, Area Affected : 100%*  
*Location : Basement Boiler Room*  
*Explanation : 1 Unit*

## Distribution

Hot Wtr Piping/Pump

100%	2040	* *	4	\$800
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## Terminal Devices

Air Handler

40%	2024	\$56,000	1	\$2,600
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Convactor/Radiator

60%	2029	* *	1	\$2,000
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## Air Conditioning

Energy Source

Electricity

100%	2040	* *	1
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## Conversion Equipment

Reciprocating  
Compr/Chiller

100%	Now	\$8,500	2024	\$84,600	1	\$4,400
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*Not in Service, Extent : Severe, Area Affected : 100%*  
*Location : Facility In Back Yard (Not Accessible)*  
*Other Observation, Extent : Light, Area Affected : 100%*  
*Location : 1st And 2nd Floor*  
*Explanation : 4 Portable Units Being Used*

## Distribution

CW & CHW Wtr  
Pipe/Pump

100%	2034	* *	4	\$500
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## Terminal Devices

Air Handler/Cool/Ht

100%	2024	\$111,700	1	\$6,500
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## Heat Rejection

Not Accessible

100%
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## Ventilation

Distribution

Ductwork/Diffusers

100%	LIFE	* *	2-5	\$5,900
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**BROOKLYN PUBLIC LIBRARY - 038**  
**BROWNSVILLE BRANCH LIBRARY**  
**Asset # : 13238**

<b>Mechanical</b>	<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</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>
<b>Ventilation</b>								
Exhaust Fans								
Interior	60%			2024	\$21,300	2	\$200	
Roof	40%			2024	\$6,600	2	\$100	
<b>Plumbing</b>								
H/C Water Piping								
Brass/Copper	100%			2034	* *	1		
Water Heater								
Gas Fired	100%			2023	\$6,100	2	\$200	
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Fixtures								
Generic	100%							
<b>Vertical Transport</b>								
Elevators								
Hydraulic	100%			LIFE	* *			
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : B, 1, 2</i>						
		<i>Explanation : One Unit</i>						

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Print Date : 21-Sep-2017

**BROOKLYN PUBLIC LIBRARY - FY 2018**

**Asset Name** : BUSHWICK BRANCH LIBRARY  
**Address** : 340 BUSHWICK AVE. @SEIGEL ST.  
**Borough** : BROOKLYN      **Agency's Number** : 29  
**Program / Asset #** : BPL0B29.000 / 13239      **Yr Built/Renovated** : 1908 / 2004  
**Area Sq Ft** : 10,640      **Project Type** : BROOKLYN PUBLIC LIBRARY  
**Date of Survey** : 04-Mar-2013      **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,Mez  
**Block** : 3098      **Lot** : 19      **BIN** : 3071470

<b>CAPITAL</b>	<b>FY 2019 - 2022</b>	<b>FY 2023 - 2028</b>
Exterior Architecture	\$161,600	
Interior Architecture	\$88,400	
Electrical	\$218,500	
Mechanical		\$224,400
<b>Total</b>	<b>\$468,500</b>	<b>\$224,400</b>
Importance Code A	\$161,600	
Importance Code B	\$306,900	\$224,400
<b>Total</b>	<b>\$468,500</b>	<b>\$224,400</b>

<b>EXPENSE</b>	<b>FY 2019</b>	<b>FY 2020</b>	<b>FY 2021</b>	<b>FY 2022</b>
Exterior Architecture	\$26,000			\$22,100
Interior Architecture	\$17,500	\$1,300		\$200
Electrical	\$72,200	\$900	\$900	\$16,400
Mechanical	\$4,800	\$2,400	\$3,800	\$8,100
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
<b>Total</b>	<b>\$124,500</b>	<b>\$8,500</b>	<b>\$8,600</b>	<b>\$50,700</b>
Importance Code A	\$26,600	\$500	\$500	\$22,600
Importance Code B	\$96,400	\$8,000	\$8,100	\$28,100
Importance Code C	\$1,500			
<b>Total</b>	<b>\$124,500</b>	<b>\$8,500</b>	<b>\$8,600</b>	<b>\$50,700</b>



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**BROOKLYN PUBLIC LIBRARY - 038**  
**BUSHWICK BRANCH LIBRARY**  
**Asset # : 13239**

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	10%	Now	\$37,300	LIFE	**	5	\$17,700	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Columns At Main Entrance</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Main Entrance</i>								
Masonry: Brick	90%	0-2	\$124,300	LIFE	**	5	\$20,300	
<i>Efflorescence, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Spalling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
Windows								
Wood	100%			2032	**	5	\$44,200	
Parapets								
Cast Stone/Terra Cotta	10%	0-2	\$1,400	LIFE	**	5	\$1,400	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Front Facade</i>								
Masonry: Brick	10%	Now	\$1,100	LIFE	**	5	\$200	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Interior Face At North And South Sides</i>								
<i>Spalling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Interior Face At North And South Sides</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Interior Face At North And South Sides</i>								
<i>Explanation : Stucco On Brick</i>								
Masonry: Brick	80%	Now	\$8,400	LIFE	**	5	\$1,400	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Various Locations On Exterior Face</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Various Locations Throughout</i>								
Roof								
Modified Bitumen	95%			2029	**	10	\$14,400	
<i>Patching Evident, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Single Ply Membrane	5%			2029	**	10	\$800	
Interior								

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**BROOKLYN PUBLIC LIBRARY - 038**  
**BUSHWICK BRANCH LIBRARY**  
**Asset # : 13239**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Interior</b>								
<b>Floors</b>								
Cast in Place Concrete	5%	Now	\$400	LIFE	**	5	\$1,500	
<i>Drains Inad/Misposn, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement Mechanical Room</i>								
Ceramic Tile	5%			2033	**	5	\$700	
Sheet Vinyl/Rubber	5%			2029	**	5	\$1,000	
Vinyl Tile	75%			2029	**	3	\$3,800	
Vinyl Tile	10%	Now	\$11,600	2034	**	3	\$500	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Basement, Lunch Room</i>								
<i>Poor Subfloor Evident, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Basement, Lunch Room</i>								
<b>Interior Walls</b>								
Ceramic Tile	5%			2033	**	5	\$900	
Plaster	10%	Now	\$1,500	LIFE	**	5	\$500	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement Corridor, Mezzanine Office</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Mezzanine Floor</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Mezzanine Office</i>								
Plaster	85%			LIFE	**	5	\$4,600	
<b>Ceilings</b>								
AcousTileConcealSpLn	80%	4+	\$88,400	2044	**	5	\$6,700	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : South Wall</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : First Floor</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : First Floor</i>								
Plaster	20%	Now	\$3,600	LIFE	**	5	\$1,700	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Mezzanine Floor</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Mezzanine Floor</i>								

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</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>	

Under 600 Volts

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**BROOKLYN PUBLIC LIBRARY - 038**  
**BUSHWICK BRANCH LIBRARY**  
**Asset # : 13239**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</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>
<b>Under 600 Volts</b>								
<b>Service Equipment</b>								
Fused Disc Sw	50%			2024	\$800	5		
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 200 Amperes Main Disconnect Switch</i>								
Molded Case Bkrs	50%			2024	\$800	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 350 Amperes Main Disconnect</i>								
<b>Switchgear / Switchboard</b>								
Molded Case Bkrs	100%			2024	\$32,700	5	\$300	
<b>Raceway</b>								
Conduit	20%			2044	**	1		
Conduit	80%			2024	\$25,400	1		
<b>Panelboards</b>								
Fused Disc Sw	5%			2023	\$800	5		
Molded Case Bkrs	75%			2023	\$11,400	5	\$200	
Molded Case Bkrs	20%			2040	**	5	\$100	
<b>Wiring</b>								
Braided Cloth	80%	2-4	\$22,500	2049	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	20%			2044	**	1		
<b>Motor Controllers</b>								
Locally Mounted	50%			2022	\$15,300	5		
Locally Mounted	50%			2037	**	5		
<b>Ground</b>								
<b>Grounding Devices</b>								
Generic	100%			LIFE	**	5	\$200	
<b>Lighting</b>								
<b>Interior Lighting</b>								
Fluorescent	99%			2019	\$106,800	10	\$9,700	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-12 Lamps</i>								
Incandescent	1%			2019	\$1,100	2		
<b>Egress Lighting</b>								
Emergency, Battery	50%			2024	\$7,300	10	\$1,300	
Exit, Service	50%			2024	\$800	1		
<b>Exterior Lighting</b>								
HID	50%			2019	\$20,400	10		
Incandescent	50%			2019	\$17,300	2		
<b>Alarm</b>								
<b>Security System</b>								
No Component	30%							
Generic	70%			2032	**	1	\$2,800	

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**BROOKLYN PUBLIC LIBRARY - 038**  
**BUSHWICK BRANCH LIBRARY**  
**Asset # : 13239**

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

## Alarm

Fire/Smoke Detection								
Generic	100%			2019	\$111,600	1-3	\$6,800	

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

## Heating

Energy Source								
Natural Gas	100%			2044	**	1		
<i>Other Observation, Extent : Light, Area Affected : 5%</i>								
<i>Location : Adjacent To Boiler Room</i>								
<i>Explanation : Discontinued Oil Tank Still In Basement Vault</i>								

Conversion Equipment								
Hot Water Boiler	100%			2037	**	1	\$5,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : 1 Unit</i>								

Distribution								
Hot Wtr Piping/Pump	100%			2032	**	4	\$800	

Terminal Devices								
Air Handler	60%			2024	\$85,200	1	\$4,000	
Convactor/Radiator	40%			2029	**	1	\$1,400	

## Air Conditioning

Energy Source								
Electricity	100%			2040	**	1		

Conversion Equipment								
Reciprocating	70%			2024	\$60,000	1	\$3,500	
Compr/Chiller								
Exterior Pkg Unit - Cooling	30%			2024	\$24,500	2	\$200	

Terminal Devices								
Air Handler/Cool/Ht	70%			2024	\$79,300	1	\$4,600	
No Component	30%							

Heat Rejection								
Air Cooled Condenser Unit	70%			2029	**	2	\$5,200	
No Component	30%							

## Ventilation

Distribution								
Ductwork/Diffusers	100%	Now	\$1,900	LIFE	**	2-5	\$5,900	
<i>Insul. Deteriorating, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Water Leaking Into Upper Level Office</i>								

Exhaust Fans								
Interior	75%			2029	**	2	\$200	
Roof	25%			2024	\$4,200	2	\$100	

## 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.*

**BROOKLYN PUBLIC LIBRARY - 038**  
**BUSHWICK BRANCH LIBRARY**  
**Asset # : 13239**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</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>
<b>Plumbing</b>								
H/C Water Piping Brass/Copper	100%			2034	* *	1		
Water Heater Gas Fired	100%			2022	\$6,200	2	\$200	
Sanitary Piping Cast Iron	100%			LIFE	* *	1		
		<i>Other Observation, Extent : Moderate, Area Affected : 10%</i>						
		<i>Location : Basement Boiler Room</i>						
		<i>Explanation : There Is No Drain In Boiler Room</i>						
Storm Drain Piping Cast Iron	100%			LIFE	* *	1		
Sewage Ejector(s) Electric	100%			2024	\$2,900	4	\$600	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement Electric Room</i>						
		<i>Explanation : 1 Unit</i>						
<b>Fixtures</b>								
Generic	100%							
<b>Vertical Transport</b>								
<b>Elevators</b>								
Hydraulic	100%			LIFE	* *			
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : B-1, 2</i>						
		<i>Explanation : One Unit</i>						

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

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

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

Print Date : 21-Sep-2017

**BROOKLYN PUBLIC LIBRARY - FY 2018**

**Asset Name** : CANARSIE BRANCH LIBRARY  
**Address** : 1580 ROCKAWAY PKWY @AVE J  
**Borough** : BROOKLYN **Agency's Number** : 34  
**Program / Asset #** : BPL0C00.000 / 13620 **Yr Built/Renovated** : 1960 / 2008  
**Area Sq Ft** : 9,470 **Project Type** : BROOKLYN PUBLIC LIBRARY  
**Date of Survey** : 19-Mar-2013 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Floors 1  
**Block** : 8204 **Lot** : 68 **BIN** : 3230120

**CAPITAL**

**Total**

Importance Code

**Total**

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	\$43,300		\$300	
Interior Architecture		\$1,600	\$6,700	
Electrical	\$400	\$500	\$500	\$10,200
Mechanical	\$500	\$500	\$1,300	\$27,100
<b>Total</b>	<b>\$44,100</b>	<b>\$2,500</b>	<b>\$8,800</b>	<b>\$37,300</b>
Importance Code A	\$43,800	\$500	\$800	\$500
Importance Code B	\$400	\$2,100	\$8,000	\$36,900
Importance Code C				
<b>Total</b>	<b>\$44,100</b>	<b>\$2,500</b>	<b>\$8,800</b>	<b>\$37,300</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.

**BROOKLYN PUBLIC LIBRARY - 038**  
**CANARSIE BRANCH LIBRARY**  
**Asset # : 13620**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</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>Exterior</b>								
<b>Exterior Walls</b>								
Masonry: Brick	35%	Now	\$9,300	LIFE	**	5	\$3,000	
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : East Facade, North Facade</i>								
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : North Facade</i>								
Stucco Cement	65%			2029	**	5	\$14,100	
<b>Windows</b>								
Aluminum	50%			2046	**	5	\$600	
Aluminum	50%	Now	\$26,900	2049	**	5	\$300	
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : East Facade</i>								
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : East Facade</i>								
<b>Parapets</b>								
Not Accessible	100%							
<b>Roof</b>								
Not Accessible	100%							
<b>Interior</b>								
<b>Floors</b>								
Cast in Place Concrete	5%			LIFE	**	5	\$1,600	
Ceramic Tile	5%			2033	**	5	\$700	
Vinyl Tile	90%			2032	**	3	\$4,800	
<b>Interior Walls</b>								
Ceramic Tile	5%			2033	**	5	\$200	
Concrete Masonry Unit	10%			LIFE	**	5	\$200	
Gypsum Board	85%			LIFE	**	5	\$2,400	
<b>Ceilings</b>								
AcousTileSusp.Lay-In	95%			2041	**	5	\$13,500	
Exposed Concrete	5%			LIFE	**	5	\$100	

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
<b>Service Equipment</b>								
Fused Disc Sw	100%			2024	\$1,500	5		
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Switch Rated 400 Amperes</i>								
<b>Switchgear / Switchboard</b>								
Molded Case Bkrs	100%			2050	**	5	\$300	
<b>Raceway</b>								
Conduit	100%			2050	**	1		
<b>Panelboards</b>								
Molded Case Bkrs	100%			2046	**	5	\$300	

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Estimates are rounded to the nearest hundred dollars.

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**BROOKLYN PUBLIC LIBRARY - 038**  
**CANARSIE BRANCH LIBRARY**  
**Asset # : 13620**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</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								
Wiring								
Thermoplastic	100%			2050	**	1		
Ground								
Grounding Devices								
Not Accessible	100%							
Lighting								
Interior Lighting								
Fluorescent	100%			2032	**	10	\$8,700	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Egress Lighting								
Emergency, Battery	50%			2032	**	10	\$1,100	
Exit, Service	50%			2032	**	1		
Exterior Lighting								
HID	100%			2032	**	10		
Alarm								
Security System								
Generic	100%			2032	**	1	\$3,500	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : C C T V Surveillance Cameras</i>								

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</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%			2044	**	1		
Conversion Equipment								
Furnace	100%			2032	**	1	\$4,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Equipment Room</i>								
<i>Explanation : 2 Units</i>								
Air Conditioning								
Energy Source								
Electricity	100%			2040	**	1		
Conversion Equipment								
Window/Wall Unit	100%			2022	\$18,700	1		
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$5,300	
Exhaust Fans								
Not Accessible	100%							
Plumbing								
H/C Water Piping								
Brass/Copper	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.

**BROOKLYN PUBLIC LIBRARY - 038**  
**CANARSIE BRANCH LIBRARY**  
**Asset # : 13620**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</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>
Plumbing								
	Water Heater							
	Electric	100%			2022	\$7,900	4	\$100
	Sanitary Piping							
	Cast Iron	100%			LIFE	* *	1	
	Sump Pump(s)							
	Non-Submersible	100%			2029	* *	4	\$200
	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 : 21-Sep-2017

**BROOKLYN PUBLIC LIBRARY - FY 2018**

**Asset Name** : CARROLL GARDENS BRANCH LIBRARY  
**Address** : 396 CLINTON ST. @UNION ST.  
**Borough** : BROOKLYN **Agency's Number** : 31  
**Program / Asset #** : BPL0C31.000 / 13241 **Yr Built/Renovated** : 1905 / 2012  
**Area Sq Ft** : 14,075 **Project Type** : BROOKLYN PUBLIC LIBRARY  
**Date of Survey** : 25-Feb-2013 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,Mez  
**Block** : 338 **Lot** : 33 **BIN** : 3004336

<b>CAPITAL</b>	<b>FY 2019 - 2022</b>	<b>FY 2023 - 2028</b>
Exterior Architecture	\$200,800	
Interior Architecture		\$81,200
Electrical	\$175,200	\$59,100
<b>Total</b>	<b>\$376,000</b>	<b>\$140,200</b>
Importance Code A	\$200,800	
Importance Code B	\$175,200	\$140,200
<b>Total</b>	<b>\$376,000</b>	<b>\$140,200</b>

<b>EXPENSE</b>	<b>FY 2019</b>	<b>FY 2020</b>	<b>FY 2021</b>	<b>FY 2022</b>
Exterior Architecture	\$44,800			\$19,900
Interior Architecture	\$49,100		\$1,200	\$900
Electrical	\$30,500	\$600	\$700	\$31,200
Mechanical	\$2,000	\$1,700	\$2,700	\$9,700
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
<b>Total</b>	<b>\$130,400</b>	<b>\$6,200</b>	<b>\$8,500</b>	<b>\$65,800</b>
Importance Code A	\$45,700	\$700	\$700	\$20,600
Importance Code B	\$67,700	\$5,500	\$7,800	\$45,100
Importance Code C	\$17,000			
<b>Total</b>	<b>\$130,400</b>	<b>\$6,200</b>	<b>\$8,500</b>	<b>\$65,800</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.

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**BROOKLYN PUBLIC LIBRARY - 038**  
**CARROLL GARDENS BRANCH LIBRARY**  
**Asset # : 13241**

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	
<b>Exterior</b>								
<b>Exterior Walls</b>								
Masonry: Brick	92%	0-2	\$200,800	LIFE	**	5	\$32,900	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Various Locations Throughout</i>								
<i>Spalling, Extent : Light, Area Affected : 15%</i>								
<i>Location : Various Locations Throughout</i>								
Masonry: Limestone	5%			LIFE	**	5	\$1,300	
Masonry: Sandstone	3%	Now	\$25,000	LIFE	**	5	\$800	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Base Throughout</i>								
<i>Loose/Delam Surface, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Base Throughout</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Building Base</i>								
<i>Explanation : This Is Actually Bluestone</i>								
<b>Windows</b>								
Aluminum	80%			2032	**	5	\$3,900	
Steel	20%			2032	**	5	\$12,000	
<b>Parapets</b>								
Masonry: Brick	70%	Now	\$19,800	LIFE	**	5	\$1,700	
<i>Spalling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Exterior Face</i>								
Masonry: Limestone	30%			LIFE	**	5	\$900	
<b>Roof</b>								
Modified Bitumen	100%			2032	**	10	\$12,000	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout, 2012</i>								
<b>Interior</b>								
<b>Floors</b>								
Cast in Place Concrete	2%			LIFE	**	5	\$600	
Ceramic Tile	3%	0-2	\$900	2027		5	\$200	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Bathrooms</i>								
Marble Panels	5%			LIFE	**	5	\$500	
Vinyl Tile	65%			2024		3	\$3,500	
Vinyl Tile	25%	Now	\$31,200	2034	**	3	\$1,400	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Basement, 1st Floor</i>								
<i>Loose Units, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Basement</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Basement, 1st Floor</i>								

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

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

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

**BROOKLYN PUBLIC LIBRARY - 038**  
**CARROLL GARDENS BRANCH LIBRARY**  
**Asset # : 13241**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Interior</b>								
<b>Interior Walls</b>								
Ceramic Tile	5%			2033	**	5	\$1,100	
Plaster	95%	0-2	\$17,000	LIFE	**	5	\$6,300	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Elevator Foyer</i>								
<b>Ceilings</b>								
AcousTileConcealSpLn	5%			2037	**	5	\$900	
Plaster	95%			LIFE	**	5	\$8,700	
<i>Recent Repair Evident, Extent : Light, Area Affected : 75%</i>								
<i>Location : Throughout, 2012</i>								
<b>Electrical</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>
<b>Under 600 Volts</b>								
<b>Service Equipment</b>								
Molded Case Bkrs	100%			2024	\$1,500	5	\$400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 500 Amperes Main Disconnect Switch</i>								
<b>Switchgear / Switchboard</b>								
Molded Case Bkrs	100%			2024	\$32,700	5	\$400	
<b>Raceway</b>								
Conduit	5%			2044	**	1		
Conduit	95%			2024	\$30,200	1		
<b>Panelboards</b>								
Fused Disc Sw	5%			2023	\$800	5		
Molded Case Bkrs	95%			2023	\$14,400	5	\$400	
<b>Wiring</b>								
Braided Cloth	30%	2-4	\$8,400	2049	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	60%			2024	\$16,900	1		
Thermoplastic	10%			2044	**	1		
<b>Motor Controllers</b>								
Locally Mounted	100%			2022	\$30,600	5	\$100	
<b>Ground</b>								
<b>Grounding Devices</b>								
Generic	100%			LIFE	**	5	\$200	
<b>Lighting</b>								

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

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

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

**BROOKLYN PUBLIC LIBRARY - 038**  
**CARROLL GARDENS BRANCH LIBRARY**  
**Asset # : 13241**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Lighting</b>								
Interior Lighting Fluorescent	10%			2029	**	10	\$1,300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Mezzanine</i>								
<i>Explanation : T-8 Lamps</i>								
Fluorescent	85%			2019	\$121,300	10	\$11,000	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-12 Lamps</i>								
Incandescent	5%			2019	\$7,100	2		
<b>Egress Lighting</b>								
Emergency, Battery	50%			2029	**	10	\$1,700	
Exit, Service	50%			2029	**	1		
<b>Exterior Lighting</b>								
HID	100%			2019	\$53,800	10		
<b>Alarm</b>								
<b>Security System</b>								
No Component	50%							
Generic	50%			2024	\$21,600	1	\$2,600	
<b>Fire/Smoke Detection</b>								
No Component	60%							
Generic	40%			2024	\$59,100	1-3	\$3,500	
<b>Mechanical</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>
<b>Heating</b>								
Energy Source Natural Gas	100%			2034	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Sub-basement</i>								
<i>Explanation : Old Oil Tank Abandoned In Place</i>								
Conversion Equipment Hot Water Boiler	100%			2029	**	1	\$7,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Sub-basement</i>								
<i>Explanation : 1 Gas Fired Hot Water Boiler</i>								
Distribution Hot Wtr Piping/Pump	100%	0-2	\$400	2032	**	4	\$700	
<i>Malfunctioning, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Sub-basement, Defective Pump Motor Bearings</i>								
<b>Terminal Devices</b>								
Air Handler	50%			2029	**	1	\$4,400	
Convactor/Radiator	50%			2037	**	1	\$2,300	
<b>Air Conditioning</b>								

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

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

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

**BROOKLYN PUBLIC LIBRARY - 038**  
**CARROLL GARDENS BRANCH LIBRARY**  
**Asset # : 13241**

Mechanical System Component Type	Current Repair		Future Replacement		Maintenance		Priority
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	
<b>Air Conditioning</b>							
Energy Source							
Electricity	100%			2040	**	1	
<b>Conversion Equipment</b>							
Ext Pkg Unit - Heating/Cooling	100%			2029	**	2	\$900
<b>Ventilation</b>							
<b>Distribution</b>							
Ductwork/Diffusers	100%			LIFE	**	2-5	\$7,800
<b>Exhaust Fans</b>							
Wall Unit	100%			2024	\$4,800	2	\$400
<b>Plumbing</b>							
<b>H/C Water Piping</b>							
Brass/Copper	100%			2034	**	1	
<b>Water Heater</b>							
Gas Fired	100%			2022	\$8,100	2	\$200
<b>Sanitary Piping</b>							
Cast Iron	100%			LIFE	**	1	
<b>Storm Drain Piping</b>							
Cast Iron	100%			LIFE	**	1	
<b>Sump Pump(s)</b>							
Non-Submersible	100%			2032	**	4	\$400
				<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>			
				<i>Location : Sub-basement</i>			
<b>Backflow Preventer</b>							
Generic	100%			2029	**	1	\$900
<b>Fixtures</b>							
Generic	100%						
<b>Vertical Transport</b>							
<b>Elevators</b>							
Hydraulic	100%			LIFE	**		
				<i>Other Observation, Extent : Light, Area Affected : 100%</i>			
				<i>Location : B-1</i>			
				<i>Explanation : One Unit</i>			

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

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

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

Print Date : 21-Sep-2017

**BROOKLYN PUBLIC LIBRARY - FY 2018**

**Asset Name** : CLARENDON BRANCH LIBRARY  
**Address** : 2035 NOSTRAND AVE. @ FARRAGUT RD.  
**Borough** : BROOKLYN **Agency's Number** : 33  
**Program / Asset #** : BPL0C33.000 / 13240 **Yr Built/Renovated** : 1990 / 1991  
**Area Sq Ft** : 7,800 **Project Type** : BROOKLYN PUBLIC LIBRARY  
**Date of Survey** : 13-Mar-2013 **Landmark Status** : NONE  
**Areas Surveyed** : Roof, Floors 1  
**Block** : 5005 **Lot** : 33 **BIN** : 3327822

<b>CAPITAL</b>	<b>FY 2019 - 2022</b>	<b>FY 2023 - 2028</b>
Exterior Architecture	\$156,200	
Electrical		\$161,000
Mechanical	\$157,400	\$88,500
<b>Total</b>	<b>\$313,600</b>	<b>\$249,400</b>
Importance Code A	\$156,200	
Importance Code B	\$157,400	\$249,400
<b>Total</b>	<b>\$313,600</b>	<b>\$249,400</b>

<b>EXPENSE</b>	<b>FY 2019</b>	<b>FY 2020</b>	<b>FY 2021</b>	<b>FY 2022</b>
Exterior Architecture	\$700	\$200		\$3,300
Interior Architecture		\$600		\$2,400
Electrical	\$1,000	\$700	\$900	\$800
Mechanical	\$800	\$1,200	\$1,400	\$5,500
<b>Total</b>	<b>\$2,500</b>	<b>\$2,700</b>	<b>\$2,300</b>	<b>\$12,100</b>
Importance Code A	\$1,200	\$500	\$400	\$3,700
Importance Code B	\$1,300	\$2,200	\$1,900	\$8,400
Importance Code C				
<b>Total</b>	<b>\$2,500</b>	<b>\$2,700</b>	<b>\$2,300</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.



**BROOKLYN PUBLIC LIBRARY - 038**  
**CLARENDON BRANCH LIBRARY**  
**Asset # : 13240**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</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>Exterior</b>								
<b>Exterior Walls</b>								
Masonry: Brick	97%			LIFE	**	5	\$12,800	
Pre-Cast Concrete	3%			LIFE	**	5	\$1,300	
<b>Windows</b>								
Aluminum	100%			2040	**	5	\$300	
<b>Parapets</b>								
Masonry: Brick	80%			LIFE	**	5	\$5,500	
Metal Panel	5%			2044	**	5	\$1,300	
Metal: Cage/Fence	15%			2037	**	5-10	\$8,000	
<b>Roof</b>								
Modified Bitumen	90%	Now	\$59,600	2034	**			1
<i>Blisters, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Seams Open/Split, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Skylight, Metal/Glass	10%	Now	\$96,600	2044	**			1
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Over First Floor</i>								
<b>Interior</b>								
<b>Floors</b>								
Cast in Place Concrete	5%			LIFE	**	5	\$600	
Ceramic Tile	5%			2033	**	5	\$300	
Vinyl Tile	90%			2029	**	3	\$1,900	
<b>Interior Walls</b>								
Concrete Masonry Unit	20%			LIFE	**	5	\$800	
Gypsum Board	80%			LIFE	**	5	\$5,000	
<b>Ceilings</b>								
AcousTileSusp.Lay-In	85%			2037	**	5	\$4,800	
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : First Floor</i>								
Exposed Struc: Steel	5%			LIFE	**			
Gypsum Board	10%			LIFE	**	5	\$700	

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
<b>Service Equipment</b>								
Molded Case Bkrs	100%			2034	**	5	\$200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Disconnect Rated @ 500 Amperes</i>								

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

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

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

**BROOKLYN PUBLIC LIBRARY - 038**  
**CLARENDON BRANCH LIBRARY**  
**Asset # : 13240**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</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>
<b>Under 600 Volts</b>								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2034	**	5	\$200	
Raceway								
Conduit	100%			2034	**	1		
Panelboards								
Fused Disc Sw	10%			2032	**	5		
Molded Case Bkrs	90%			2032	**	5	\$200	
Wiring								
Thermoplastic	100%			2034	**	1		
Motor Controllers								
Locally Mounted	100%			2029	**	5	\$100	
<b>Ground</b>								
Grounding Devices								
Generic	100%			LIFE	**	5	\$100	
<b>Lighting</b>								
Interior Lighting								
Fluorescent	100%			2024	\$79,100	10	\$7,200	
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Throughout The Building</i>					
			<i>Explanation : T-12 Lamps</i>					
Egress Lighting								
Emergency, Battery	50%			2024	\$5,300	10	\$900	
Exit, Service	50%			2024	\$600	1		
Exterior Lighting								
HID	100%			2024	\$29,800	10		
<b>Alarm</b>								
Security System								
Generic	100%			2032	**	1	\$2,900	
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Throughout The Building</i>					
			<i>Explanation : C C T V Surveillance Cameras</i>					
Fire/Smoke Detection								
Generic	100%			2024	\$81,800	1-3	\$4,800	
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Throughout The Building</i>					
			<i>Explanation : Alarm Bells, Manual Pull Station, Strobe Lights</i>					

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</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>
<b>Heating</b>								
Energy Source								
Natural Gas	100%			2034	**	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.

**BROOKLYN PUBLIC LIBRARY - 038**  
**CLARENDON BRANCH LIBRARY**  
**Asset # : 13240**

Mechanical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Conversion Equipment								
Hot Water Boiler	100%			2029	**	1	\$3,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1st Floor Boiler Room</i>								
<i>Explanation : 1 Unit</i>								
Distribution								
Hot Wtr Piping/Pump	100%			2032	**	4	\$600	
Terminal Devices								
Air Handler	85%			2024	\$88,500	1	\$4,100	
Convactor/Radiator	15%			2029	**	1	\$400	
Air Conditioning								
Energy Source								
Electricity	100%			2040	**	1		
Conversion Equipment								
Int Pkg Unit - Heating/Cooling	100%			2022	\$157,400	2	\$500	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : Equipment Room</i>								
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$4,300	
Exhaust Fans								
Interior	100%			2024	\$26,300	2	\$200	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2034	**	1		
Water Heater								
Gas Fired	100%			2022	\$4,500	2	\$100	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Fixtures								
Generic	100%							

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

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

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

Print Date : 21-Sep-2017

**BROOKLYN PUBLIC LIBRARY - FY 2018**

**Asset Name** : CLINTON HILL BRANCH LIBRARY  
**Address** : 380 WASHINGTON AVE. BTWN GREENE AVE - LAFAYETTE AVE  
**Borough** : BROOKLYN **Agency's Number** : 83  
**Program / Asset #** : BPL0C83.000 / 13242 **Yr Built/Renovated** : 1974 / 2000  
**Area Sq Ft** : 7,500 **Project Type** : BROOKLYN PUBLIC LIBRARY  
**Date of Survey** : 28-Feb-2013 **Landmark Status** : HISTORICAL LANDMARK DISTRICT  
**Areas Surveyed** : Roof, Floors 1  
**Block** : 1945 **Lot** : 36 **BIN** : 3055495

<b>CAPITAL</b>	<b>FY 2019 - 2022</b>	<b>FY 2023 - 2028</b>
Exterior Architecture	\$131,300	
Interior Architecture	\$74,500	\$78,300
Electrical	\$168,900	\$35,700
Mechanical	\$87,100	
<b>Total</b>	<b>\$461,800</b>	<b>\$114,000</b>
Importance Code A	\$131,300	
Importance Code B	\$330,400	\$114,000
<b>Total</b>	<b>\$461,800</b>	<b>\$114,000</b>

<b>EXPENSE</b>	<b>FY 2019</b>	<b>FY 2020</b>	<b>FY 2021</b>	<b>FY 2022</b>
Exterior Architecture	\$5,100			\$5,300
Interior Architecture	\$7,800	\$600	\$1,000	\$500
Electrical	\$40,100	\$600	\$600	\$17,500
Mechanical	\$36,800	\$900	\$2,500	\$5,700
<b>Total</b>	<b>\$89,800</b>	<b>\$2,100</b>	<b>\$4,200</b>	<b>\$28,900</b>
Importance Code A	\$23,500	\$400	\$400	\$5,700
Importance Code B	\$58,500	\$1,700	\$3,800	\$23,000
Importance Code C	\$7,800			\$200
<b>Total</b>	<b>\$89,800</b>	<b>\$2,100</b>	<b>\$4,200</b>	<b>\$28,900</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.

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**BROOKLYN PUBLIC LIBRARY - 038**  
**CLINTON HILL BRANCH LIBRARY**  
**Asset # : 13242**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	60%			LIFE	**	5	\$8,500	
Masonry: Brick	10%	Now	\$2,400	LIFE	**	5	\$1,400	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : West Facade</i>								
Stucco Cement	30%			2037	**	5	\$10,600	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Continuous Band At Top Of Wall</i>								
<i>Explanation : Exposed Aggregate Finish</i>								
Windows								
Aluminum	100%	4+	\$2,800	2040	**	5	\$300	
<i>Air Infiltration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Kitchen, Meeting Room</i>								
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Kitchen, Meeting Room</i>								
Roof								
Modified Bitumen	100%	2-4	\$131,300	2034	**			
<i>Blisters, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : West Side</i>								
<i>Vegetation Growth, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : At Roof Perimeter</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : First Floor Near Main Entrance</i>								
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$2,300	
Ceramic Tile	5%			2027		5	\$500	
Panel/Paver: Cer/Brk	5%			2040	**	5	\$1,200	
Vinyl Tile	80%			2024		3	\$3,100	
Interior Walls								
Ceramic Tile	5%			2027		5	\$500	
Concrete Masonry Unit	70%	0-2	\$7,800	LIFE	**	5	\$2,500	
<i>Vertical Cracks, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Kitchen, North Wall</i>								
Gypsum Board	25%			LIFE	**	5	\$1,400	
Ceilings								
AcousTileSusp.Lay-In	80%	4+	\$74,500	2044	**	5	\$4,200	
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : First Floor Near Main Entrance</i>								
<i>Worm/Eroded, Extent : Light, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Exposed Struc: Steel	10%			LIFE	**			
Gypsum Board	10%			LIFE	**	5	\$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.

**BROOKLYN PUBLIC LIBRARY - 038**  
**CLINTON HILL BRANCH LIBRARY**  
**Asset # : 13242**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</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>
<b>Under 600 Volts</b>								
Service Equipment								
Molded Case Bkrs	100%			2024	\$1,600	5	\$200	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Electrical Room</i>						
		<i>Explanation : One 400 Amperes Main Disconnect Switch</i>						
Switchgear / Switchboard								
Molded Case Bkrs	100%			2024	\$35,700	5	\$200	
Raceway								
Conduit	100%			2024	\$34,600	1		
Panelboards								
Fused Disc Sw	5%			2023	\$800	5		
Molded Case Bkrs	95%			2023	\$15,700	5	\$200	
Wiring								
Thermoplastic	100%			2024	\$30,700	1		
Motor Controllers								
Locally Mounted	100%			2022	\$16,700	5	\$100	
<b>Ground</b>								
Grounding Devices								
Generic	100%			LIFE	**	5	\$100	
<b>Lighting</b>								
Interior Lighting								
Fluorescent	100%			2019	\$83,000	10	\$6,900	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : T-12 Lamps</i>						
Egress Lighting								
Emergency, Battery	50%			2029	**	10	\$900	
Exit, Service	50%			2029	**	1		
Exterior Lighting								
HID	100%			2019	\$31,300	10		
<b>Alarm</b>								
Security System								
No Component	30%							
Generic	70%			2032	**	1	\$2,000	
Fire/Smoke Detection								
Generic	100%			2019	\$85,900	1-3	\$4,800	

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</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>
<b>Heating</b>								
Energy Source								
Natural Gas	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.

**BROOKLYN PUBLIC LIBRARY - 038**  
**CLINTON HILL BRANCH LIBRARY**  
**Asset # : 13242**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</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>
<b>Heating</b>								
Conversion Equipment Furnace	100%	0-2	\$18,300	2034	**	1	\$3,300	
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Furnace Room</i>								
<i>Explanation : 2 Obsolete Units</i>								
<b>Air Conditioning</b>								
Energy Source Electricity	100%			2040	**	1		
<b>Terminal Devices</b>								
Air Handler/Cool/Ht	100%	0-2	\$87,100	2034	**	1	\$4,200	
<i>On Extended Life, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Furnace Room</i>								
<b>Heat Rejection</b>								
Air Cooled Condenser Unit	100%	0-2	\$15,700	2034	**	2	\$4,200	
<i>Broken, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<b>Ventilation</b>								
<b>Distribution</b>								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$4,200	
<b>Exhaust Fans</b>								
Roof	100%	Now	\$2,600	2029	**	2	\$200	
<i>Malfunctioning, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Not in Service, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Exhaust Fans, Bad Odor In Restrooms</i>								
<b>Plumbing</b>								
<b>H/C Water Piping</b>								
Galvanized Steel	100%			2037	**	1		
<b>Water Heater</b>								
Gas Fired	100%			2022	\$4,700	2	\$100	
<b>Sanitary Piping</b>								
Cast Iron	100%			LIFE	**	1		
<b>Storm Drain Piping</b>								
Cast Iron	100%			LIFE	**	1		
<b>Backflow Preventer</b>								
No Component	90%							
Generic	10%			2029	**	1	\$100	
<b>Fixtures</b>								
Generic	100%							
<i>Obsolete Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Main Floor</i>								
<b>Fire Suppression</b>								

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

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

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

**BROOKLYN PUBLIC LIBRARY - 038**  
**CLINTON HILL BRANCH LIBRARY**  
**Asset # : 13242**

<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>
Fire Suppression	Chemical System								
	No Component	90%							
	Generic	10%			2019	\$200	1-3	\$400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : Throughout</i>									
<i>Explanation : Fire Extinguishers</i>									

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

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

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



Print Date : 21-Sep-2017

**BROOKLYN PUBLIC LIBRARY - FY 2018**

**Asset Name** : CONEY ISLAND BRANCH LIBRARY  
**Address** : 1901 MERMAID AVE. W. 19TH STREET  
**Borough** : BROOKLYN **Agency's Number** : 32  
**Program / Asset #** : BPL0C32.000 / 13243 **Yr Built/Renovated** : 1957 / 2013  
**Area Sq Ft** : 14,000 **Project Type** : BROOKLYN PUBLIC LIBRARY  
**Date of Survey** : 24-Jun-2015 **Landmark Status** : NONE  
**Areas Surveyed** : Roof, Floors 1,2  
**Block** : 7019 **Lot** : 43 **BIN** : 3189001

<b>CAPITAL</b>	<b>FY 2019 - 2022</b>	<b>FY 2023 - 2028</b>
Exterior Architecture		\$116,400
Electrical		\$14,200
<b>Total</b>		<b>\$130,600</b>
Importance Code A		\$116,400
Importance Code B		\$14,200
<b>Total</b>		<b>\$130,600</b>

<b>EXPENSE</b>	<b>FY 2019</b>	<b>FY 2020</b>	<b>FY 2021</b>	<b>FY 2022</b>
Exterior Architecture	\$19,000			\$900
Interior Architecture	\$3,100			\$1,400
Electrical	\$1,400	\$1,100	\$11,400	\$1,500
Mechanical	\$1,800	\$1,600	\$7,400	\$2,000
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
<b>Total</b>	<b>\$29,200</b>	<b>\$6,600</b>	<b>\$22,700</b>	<b>\$9,800</b>
Importance Code A	\$19,700	\$700	\$700	\$1,600
Importance Code B	\$8,900	\$5,900	\$22,000	\$8,200
Importance Code C	\$600			
<b>Total</b>	<b>\$29,200</b>	<b>\$6,600</b>	<b>\$22,700</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.

**BROOKLYN PUBLIC LIBRARY - 038**  
**CONEY ISLAND BRANCH LIBRARY**  
**Asset # : 13243**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	80%	Now	\$16,700	LIFE	**	5	\$27,300	
<i>Vertical Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : At Rear Facade And Stair Bulkhead On Roof.</i>								
Masonry: Granite	5%			LIFE	**	5	\$1,300	
Metal/Glass Curt Wall	15%			LIFE	**	5	\$9,600	
<i>Thermally Inefficient, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Windows								
Aluminum	100%			2042	**	5	\$1,800	
Parapets								
Cast Stone/Terra Cotta	15%			LIFE	**	5	\$4,000	
<i>Worn/Eroded, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	85%			LIFE	**	5	\$3,000	
<i>Spalling, Extent : Light, Area Affected : 30%</i>								
<i>Location : Above Parapet Wall Base Counter Flashing</i>								
Roof								
Modified Bitumen	95%	Now	\$2,300	2026	\$116,400			
<i>Blisters, Extent : Light, Area Affected : 10%</i>								
<i>Location : Adjacent To Mechanical Equipment On Main Roof</i>								
Skylight, Metal/Glass	5%			2036	**	10	\$3,500	
<i>Deteriorated Finish, Extent : Light, Area Affected : 100%</i>								
<i>Location : Stair Bulkhead Roof And Main Roof</i>								
Interior								
Floors								
Cast in Place Concrete	20%			LIFE	**	5	\$9,200	
Ceramic Tile	10%			2039	**	5	\$2,100	
Terrazzo	15%			LIFE	**	5	\$2,500	
Vinyl Tile	55%			2034	**	3	\$5,800	
Interior Walls								
Ceramic Tile	5%			2039	**	5	\$1,300	
Gypsum Board	50%			LIFE	**	5	\$7,600	
Masonry: Brick	15%			LIFE	**			
Plaster	30%			LIFE	**	5	\$2,300	
<i>Paint Peeling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Stairwell At Roof Bulkhead</i>								
Ceilings								
AcousTileConcealSpLn	30%			2043	**	5	\$6,700	
Gypsum Board	35%			LIFE	**	5	\$7,900	
Plaster	25%			LIFE	**	5	\$2,800	
<i>Paint Peeling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Stairwell</i>								
Wood	10%			LIFE	**	5	\$15,700	

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.

**BROOKLYN PUBLIC LIBRARY - 038**  
**CONEY ISLAND BRANCH LIBRARY**  
**Asset # : 13243**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</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								
Service Equipment								
Fused Disc Sw	100%			2046	**	5	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : 600 Amperes Service</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2046	**	5	\$100	
Raceway								
Conduit	100%			2046	**	1		
Panelboards								
Molded Case Bkrs	100%			2042	**	5	\$400	
Wiring								
Thermoplastic	100%			2046	**	1		
Motor Controllers								
Locally Mounted	100%			2039	**	5	\$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$200	
Lighting								
Interior Lighting								
Fluorescent	80%			2031	**	10	\$10,300	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	10%			2026	\$14,200	10	\$1,300	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Incandescent	10%			2026	\$14,200	2		
Egress Lighting								
Emergency, Service	50%			2026	\$3,500	1		
Exit, LED	50%			2054	**	1		
Alarm								
Security System								
No Component	50%							
Generic	50%			2031	**	1	\$2,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : First And Second Floor</i>								
<i>Explanation : CCTV Only</i>								
Fire/Smoke Detection								
Generic, Digital	100%			2031	**	1-3	\$8,900	

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</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%			2046	**	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.

**BROOKLYN PUBLIC LIBRARY - 038**  
**CONEY ISLAND BRANCH LIBRARY**  
**Asset # : 13243**

Mechanical System Component Type	Current Repair		Future Replacement		Maintenance		Priority
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	
Heating							
Conversion Equipment							
Hot Water Boiler	100%			2039	**	1	\$6,900
Distribution							
Hot Wtr Piping/Pump	100%			2042	**	4	\$700
Terminal Devices							
Convactor/Radiator	100%			2039	**	1	\$4,500
Air Conditioning							
Energy Source							
Electricity	100%			2042	**	1	
Conversion Equipment							
Exterior Pkg Unit - Cooling Split Unit	50%			2031	**	2	\$400
	50%			2031	**		
Distribution							
Ductwork/Diffusers	100%			LIFE	**	2	\$18,200
Terminal Devices							
Fan Coil - 2 Pipe	100%			2031	**	1	\$4,500
Ventilation							
Distribution							
Ductwork/Diffusers	100%			LIFE	**	2-5	\$7,800
Exhaust Fans							
Roof	100%			2031	**	2	\$400
Plumbing							
H/C Water Piping							
Brass/Copper	100%			2046	**	1	
Water Heater							
Gas Fired	100%			2024	\$8,100	2	\$200
							<i>Other Observation, Extent : Light, Area Affected : 100%</i>
							<i>Location : 1st Floor Mechanical</i>
							<i>Explanation : 1 - 50 Gallon Unit</i>
Sanitary Piping							
Cast Iron	100%			LIFE	**	1	
Storm Drain Piping							
Cast Iron	100%			LIFE	**	1	
Fixtures							
Generic	100%						
Vertical Transport							
Elevators							
Hydraulic	100%			LIFE	**		
							<i>Other Observation, Extent : Light, Area Affected : 100%</i>
							<i>Location : 1st To 2nd Floor</i>
							<i>Explanation : 1 - Unit</i>

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

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

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

Print Date : 21-Sep-2017

**BROOKLYN PUBLIC LIBRARY - FY 2018**

**Asset Name** : CORTELYOU BRANCH LIBRARY  
**Address** : 1305 CORTELYOU RD. @ARGYLE RD.  
**Borough** : BROOKLYN **Agency's Number** : 87  
**Program / Asset #** : BPL0C87.000 / 13244 **Yr Built/Renovated** : 1983 / 2005  
**Area Sq Ft** : 7,500 **Project Type** : BROOKLYN PUBLIC LIBRARY  
**Date of Survey** : 05-Mar-2013 **Landmark Status** : NONE  
**Areas Surveyed** : Roof, Floors 1  
**Block** : 5144 **Lot** : 80 **BIN** : 3118362

<b>CAPITAL</b>	<b>FY 2019 - 2022</b>	<b>FY 2023 - 2028</b>
Interior Architecture		\$36,700
Electrical		\$22,800
<b>Total</b>		<b>\$59,600</b>
Importance Code B		\$59,600
<b>Total</b>		<b>\$59,600</b>

<b>EXPENSE</b>	<b>FY 2019</b>	<b>FY 2020</b>	<b>FY 2021</b>	<b>FY 2022</b>
Exterior Architecture	\$5,500			\$200
Interior Architecture	\$3,500		\$500	\$100
Electrical	\$16,000	\$800	\$600	\$700
Mechanical	\$1,100	\$2,200	\$1,700	\$2,400
<b>Total</b>	<b>\$26,100</b>	<b>\$3,000</b>	<b>\$2,900</b>	<b>\$3,300</b>
Importance Code A	\$5,900	\$400	\$400	\$500
Importance Code B	\$20,300	\$2,600	\$2,500	\$2,800
Importance Code C				
<b>Total</b>	<b>\$26,100</b>	<b>\$3,000</b>	<b>\$2,900</b>	<b>\$3,300</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.

**BROOKLYN PUBLIC LIBRARY - 038**  
**CORTELYOU BRANCH LIBRARY**  
**Asset # : 13244**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</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>
<b>Exterior</b>								
Exterior Walls								
Masonry: Brick	100%			LIFE	**	5	\$9,900	
Windows								
Aluminum	100%			2032	**	5	\$300	
Parapets								
Masonry: Brick	95%			LIFE	**	5	\$1,700	
Metal Panel	5%			2044	**	5	\$400	
Roof								
Modified Bitumen	100%	Now	\$5,300	2029	**			
<i>Blisters, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
<i>Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 60%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Over Meeting Room</i>								
<b>Interior</b>								
Floors								
Ceramic Tile	5%			2027	\$4,400	5	\$200	
Vinyl Tile	95%			2024	\$36,700	3	\$1,600	
Interior Walls								
Concrete Masonry Unit	100%			LIFE	**	5	\$4,200	
<i>Vertical Cracks, Extent : Light, Area Affected : 10%</i>								
<i>Location : Corners Of Main Public Space</i>								
Ceilings								
AcousTileSusp.Lay-In	95%	0-2	\$3,500	2037	**	5	\$2,100	
<i>Staining/Discoloring, Extent : Light, Area Affected : 10%</i>								
<i>Location : Meeting Room</i>								
<i>Water Penetration, Extent : Light, Area Affected : 15%</i>								
<i>Location : Meeting Room</i>								
Plaster	5%			LIFE	**	5	\$100	

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</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>
<b>Under 600 Volts</b>								
Service Equipment								
Fused Disc Sw	100%			2034	**	5		
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Two- 200 Amperes Main Disconnect Switch</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2034	**	5		
Raceway								
Conduit	90%			2034	**	1		
Conduit	10%			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.

**BROOKLYN PUBLIC LIBRARY - 038**  
**CORTELYOU BRANCH LIBRARY**  
**Asset # : 13244**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</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>
<b>Under 600 Volts</b>								
<b>Panelboards</b>								
Fused Disc Sw	5%			2032	**	5		
Molded Case Bkrs	65%			2032	**	5	\$100	
Molded Case Bkrs	30%			2040	**	5	\$100	
<b>Wiring</b>								
Thermoplastic	20%			2044	**	1		
Thermoplastic	80%			2034	**	1		
<b>Motor Controllers</b>								
Locally Mounted	100%			2029	**	5	\$100	
<b>Ground</b>								
<b>Grounding Devices</b>								
Generic	100%	2-4	\$9,600	LIFE	**	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Water Main</i>								
<i>Explanation : Corroded</i>								
<b>Lighting</b>								
<b>Interior Lighting</b>								
Fluorescent	70%			2029	**	10	\$4,800	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
Fluorescent	30%			2024	\$22,800	10	\$2,100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-12 Lamps</i>								
<b>Egress Lighting</b>								
Emergency, Battery	50%			2029	**	10	\$900	
Exit, LED	50%			2052	**	1		
<b>Exterior Lighting</b>								
Incandescent	100%			2024	\$24,400	2		
<b>Alarm</b>								
<b>Security System</b>								
No Component	30%							
Generic	70%			2032	**	1	\$2,000	
<b>Fire/Smoke Detection</b>								
Generic	100%			2029	**	1-3	\$4,600	

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</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>
<b>Heating</b>								
<b>Energy Source</b>								
Natural Gas	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.

**BROOKLYN PUBLIC LIBRARY - 038**  
**CORTELYOU BRANCH LIBRARY**  
**Asset # : 13244**

Mechanical System Component Type	Current Repair		Future Replacement		Maintenance		Priority
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	
Heating							
Conversion Equipment Hot Water Boiler	100%			2041	**	1	\$3,700
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
	<i>Location : 1st Floor Boiler Room</i>						
	<i>Explanation : 1 Unit</i>						
Distribution Hot Wtr Piping/Pump	100%			2046	**	4	\$400
Terminal Devices Air Handler	70%			2032	**	1	\$3,300
Convector/Radiator	30%			2037	**	1	\$700
Air Conditioning							
Energy Source Electricity	100%			2040	**	1	
Conversion Equipment Reciprocating Compr/Chiller	100%			2032	**	1	\$3,500
	<i>R-134a Refrigerant, Extent : Light, Area Affected : 100%</i>						
	<i>Location : Roof</i>						
Terminal Devices Air Handler/Dir Expansion	100%			2032	**	1	
Heat Rejection Dry Cooler	100%			2032	**	2	\$5,200
Ventilation							
Distribution Ductwork/Diffusers	100%			LIFE	**	2-5	\$4,200
Exhaust Fans Interior	70%			2032	**	2	\$200
Roof	30%			2032	**	2	\$100
Plumbing							
H/C Water Piping Brass/Copper	100%			2034	**	1	
Water Heater Gas Fired	100%			2023	\$4,300	2	\$100
Sanitary Piping Cast Iron	100%			LIFE	**	1	
Storm Drain Piping Cast Iron	100%			LIFE	**	1	
Fixtures Generic	100%						

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

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

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



Print Date : 21-Sep-2017

**BROOKLYN PUBLIC LIBRARY - FY 2018**

**Asset Name** : CYPRESS HILLS BRANCH LIBRARY  
**Address** : 1197 SUTTER AVENUE @ CRYSTAL ST.  
**Borough** : BROOKLYN **Agency's Number** : N/A  
**Program / Asset #** : BPL0C88.000 / 14460 **Yr Built/Renovated** : 1995 /  
**Area Sq Ft** : 6,999 **Project Type** : BROOKLYN PUBLIC LIBRARY  
**Date of Survey** : 25-Mar-2013 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1  
**Block** : 4247 **Lot** : 33 **BIN** : 3252993

<b>CAPITAL</b>	<b>FY 2019 - 2022</b>	<b>FY 2023 - 2028</b>
Exterior Architecture	\$37,000	
<b>Total</b>	<b>\$37,000</b>	
Importance Code A	\$37,000	
<b>Total</b>	<b>\$37,000</b>	

<b>EXPENSE</b>	<b>FY 2019</b>	<b>FY 2020</b>	<b>FY 2021</b>	<b>FY 2022</b>
Exterior Architecture	\$3,700	\$900		
Interior Architecture	\$27,200	\$1,700		
Electrical	\$1,800	\$700	\$600	\$6,500
Mechanical	\$3,300	\$800	\$1,300	\$4,900
<b>Total</b>	<b>\$36,000</b>	<b>\$4,200</b>	<b>\$1,900</b>	<b>\$11,400</b>
Importance Code A	\$6,300	\$1,300	\$300	\$300
Importance Code B	\$29,700	\$2,900	\$1,500	\$11,100
Importance Code C				
<b>Total</b>	<b>\$36,000</b>	<b>\$4,200</b>	<b>\$1,900</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.

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**BROOKLYN PUBLIC LIBRARY - 038**  
**CYPRESS HILLS BRANCH LIBRARY**  
**Asset # : 14460**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</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>Exterior</b>								
Exterior Walls								
Cast in Place Concrete	5%			LIFE	**	5	\$5,400	
Concrete Masonry Unit	90%			LIFE	**	5	\$12,100	
Metal Panel	5%			2044	**	5-10	\$7,400	
Windows								
Aluminum	100%			2040	**	5	\$1,800	
Parapets								
Concrete Masonry Unit	90%			LIFE	**	5	\$3,900	
Pre-Cast Concrete	10%			LIFE	**	5	\$2,400	
Roof								
Metal Panel	95%	2-4	\$37,000	2037	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Modified Bitumen	5%			2029	**	10	\$1,700	
<b>Interior</b>								
Floors								
Cast in Place Concrete	20%			LIFE	**	5	\$8,000	
Ceramic Tile	5%			2033	**	5	\$900	
Vinyl Tile	75%			2029	**	3	\$5,100	
Interior Walls								
Cast in Place Concrete	20%			LIFE	**			
Ceramic Tile	3%			2033	**	5	\$400	
Concrete Masonry Unit	2%			LIFE	**	5	\$100	
Gypsum Board	30%			LIFE	**	5	\$2,500	
Plaster	45%			LIFE	**	5	\$1,900	
Ceilings								
AcousTileSusp.Lay-In	20%	4+	\$3,000	2037	**	5	\$1,800	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
Gypsum Board	30%			LIFE	**	5	\$6,800	
Plaster	50%	4+	\$24,200	LIFE	**	5	\$5,700	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
Service Equipment								
Fused Disc Sw	100%			2050	**	5		
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 600 Amperes Main Disconnect Switch</i>								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2050	**	5	\$200	

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**BROOKLYN PUBLIC LIBRARY - 038**  
**CYPRESS HILLS BRANCH LIBRARY**  
**Asset # : 14460**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</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								
Raceway								
Conduit	100%			2050	**	1		
Panelboards								
Fused Disc Sw	10%			2046	**	5		
Molded Case Bkrs	90%			2046	**	5	\$200	
Wiring								
Thermoplastic	100%			2050	**	1		
Motor Controllers								
Locally Mounted	100%			2041	**	5		
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$100	
Lighting								
Interior Lighting								
Fluorescent	20%			2029	**	10	\$1,300	
				<i>T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>				
				<i>Location : Throughout The Building</i>				
Fluorescent	80%			2032	**	10	\$5,100	
				<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>				
				<i>Location : Throughout The Building</i>				
Egress Lighting								
Emergency, Battery	50%			2032	**	10	\$800	
Exit, Service	50%			2032	**	1		
Exterior Lighting								
HID	100%			2032	**	10		
Alarm								
Security System								
No Component	70%							
Generic	30%			2032	**	1	\$800	
Fire/Smoke Detection								
Generic	100%			2032	**	1-3	\$4,300	

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</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%			2044	**	1		
Conversion Equipment								
Hot Water Boiler	100%	Now	\$2,600	2029	**	1	\$3,100	
				<i>Malfunctioning, Extent : Moderate, Area Affected : 10%</i>				
				<i>Location : Control System</i>				
				<i>Other Observation, Extent : Light, Area Affected : 100%</i>				
				<i>Location : Basement</i>				
				<i>Explanation : 3 Units</i>				

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**BROOKLYN PUBLIC LIBRARY - 038**  
**CYPRESS HILLS BRANCH LIBRARY**  
**Asset # : 14460**

Mechanical System Component Type	Current Repair		Future Replacement		Maintenance		Priority
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	
<b>Heating</b>							
Distribution							
Hot Wtr Piping/Pump	100%			2032	**	4	\$500
Terminal Devices							
Convactor/Radiator	50%			2037	**	1	\$1,100
Fan Coil Unit/Heat	50%			2029	**	1	\$1,100
<b>Air Conditioning</b>							
Energy Source							
Electricity	100%			2040	**	1	
Conversion Equipment							
Exterior Pkg Unit - Cooling	100%			2029	**	2	\$400
<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i> <i>Location : 2 Roof Top Units</i>							
<b>Ventilation</b>							
Distribution							
Ductwork/Diffusers	100%			LIFE	**	2-5	\$3,900
Exhaust Fans							
Roof	30%			2029	**	2	\$100
No Component	70%						
<b>Plumbing</b>							
H/C Water Piping							
Brass/Copper	100%			2044	**	1	
Water Heater							
Gas Fired	100%			2022		2	\$100
Sanitary Piping							
Cast Iron	100%			LIFE	**	1	
Sump Pump(s)							
Submersible	100%			2019		4	\$200
Backflow Preventer							
Generic	100%			2029	**	1	\$400
Fixtures							
Generic	100%						
<b>Fire Suppression</b>							
Chemical System							
No Component	90%						
Generic	10%			2022		1-3	\$400
<i>Other Observation, Extent : Light, Area Affected : 100%</i> <i>Location : Throughout</i> <i>Explanation : Fire Extinguishers</i>							

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Print Date : 21-Sep-2017

**BROOKLYN PUBLIC LIBRARY - FY 2018**

**Asset Name** : DEKALB BRANCH LIBRARY  
**Address** : 790 BUSHWICK AVE. @DEKALB AVE.  
**Borough** : BROOKLYN **Agency's Number** : 35  
**Program / Asset #** : BPL0D35.000 / 13245 **Yr Built/Renovated** : 1905 / 2013  
**Area Sq Ft** : 12,584 **Project Type** : BROOKLYN PUBLIC LIBRARY  
**Date of Survey** : 18-Mar-2013 **Landmark Status** : EXTERIOR LANDMARK  
**Areas Surveyed** : Basement, Roof, Floors 1,Mez  
**Block** : 3241 **Lot** : 18 **BIN** : 3073751

<b>CAPITAL</b>	<b>FY 2019 - 2022</b>	<b>FY 2023 - 2028</b>
Exterior Architecture	\$487,300	
Interior Architecture	\$134,500	
Electrical	\$27,900	\$35,700
Mechanical		\$174,600
<b>Total</b>	<b>\$649,700</b>	<b>\$210,300</b>
Importance Code A	\$487,300	
Importance Code B	\$162,400	\$210,300
<b>Total</b>	<b>\$649,700</b>	<b>\$210,300</b>

<b>EXPENSE</b>	<b>FY 2019</b>	<b>FY 2020</b>	<b>FY 2021</b>	<b>FY 2022</b>
Exterior Architecture	\$10,400	\$4,700		
Interior Architecture	\$36,700			\$2,700
Electrical	\$24,800	\$1,200	\$800	\$900
Mechanical	\$2,100	\$1,900	\$3,100	\$9,800
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
<b>Total</b>	<b>\$77,900</b>	<b>\$11,800</b>	<b>\$7,800</b>	<b>\$17,300</b>
Importance Code A	\$11,200	\$5,300	\$600	\$600
Importance Code B	\$56,700	\$6,400	\$7,200	\$16,200
Importance Code C	\$10,100			\$400
<b>Total</b>	<b>\$77,900</b>	<b>\$11,800</b>	<b>\$7,800</b>	<b>\$17,300</b>



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**BROOKLYN PUBLIC LIBRARY - 038**  
**DEKALB BRANCH LIBRARY**  
**Asset # : 13245**

Architecture	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%	Now	\$55,600	LIFE	**	5	\$24,100	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Cornice</i>								
Masonry: Brick	83%	Now	\$114,100	LIFE	**	5	\$17,100	1
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Sidewalk Shed in Use, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Along Bushwick Ave</i>								
Masonry: Sandstone	2%	Now	\$7,000	LIFE	**	5	\$300	1
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Window Sills</i>								
<i>Jnt Mortar Miss/Erod, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Window Sills</i>								
Windows								
Wood	100%	Now	\$194,400	2049	**	5	\$23,400	
<i>Air Infiltration, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Split/Cracked, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Main Reading Room</i>								

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**BROOKLYN PUBLIC LIBRARY - 038**  
**DEKALB BRANCH LIBRARY**  
**Asset # : 13245**

Architecture	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	23%	Now	\$39,000	LIFE	**	5	\$8,700	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Coping</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Coping</i>								
Masonry: Brick	75%	Now	\$47,000	LIFE	**	5	\$3,700	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
Masonry: Limestone	2%	Now	\$3,400	LIFE	**	5	\$100	1
<i>Jnt Mortar Miss/Erod, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Coping Over Auditorium Exit</i>								
<i>Misaligned/Bulging, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Coping Over Auditorium Exit</i>								
<i>Miss/Damaged Copings, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Over Auditorium Exit</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Coping Over Auditorium Exit</i>								
<i>Explanation : This Coping Is Actually Bluestone</i>								
Roof								
Copper/Terne	85%			2052	**	10	\$37,200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Repairs In Progress, Not Accessible</i>								
Roll Roofing	5%			2020	\$4,000	5	\$1,500	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Repairs In Progress, Not Accessible</i>								
Single Ply Membrane	10%			2024	\$6,500	10	\$1,800	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Repairs In Progress, Not Accessible</i>								
Interior								

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**BROOKLYN PUBLIC LIBRARY - 038**  
**DEKALB BRANCH LIBRARY**  
**Asset # : 13245**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Interior</b>								
<b>Floors</b>								
Cast in Place Concrete	10%			LIFE	**	5	\$3,900	
Ceramic Tile	5%			2027	\$19,200	5	\$900	
Sheet Vinyl/Rubber	5%			2029	**	5	\$1,300	
Vinyl Tile	80%	4+	\$134,500	2034	**	3	\$5,400	
<i>Adhesion Failure, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout Main Floor</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout Main Floor</i>								
<i>Loose Units, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout Main Floor</i>								
<b>Interior Walls</b>								
Ceramic Tile	5%			2027	\$26,600	5	\$900	
Concrete Masonry Unit	10%			LIFE	**	5	\$700	
Gypsum Board	15%			LIFE	**	5	\$1,600	
Plaster	65%	Now	\$10,100	LIFE	**	5	\$3,400	
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Custodian Room, Tech Room</i>								
Wood	5%			LIFE	**	5	\$3,500	
<b>Ceilings</b>								
AcousTile,Adhered	5%	Now	\$9,300	2044	**	5	\$500	
<i>Adhesion Failure, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Auditorium</i>								
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Auditorium</i>								
AcousTileSusp.Lay-In	25%	Now	\$8,100	2029	**	5	\$2,300	
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Custodian Office And Tech Room</i>								
Exposed Concrete	5%			LIFE	**	5	\$100	
Plaster	65%	Now	\$8,500	LIFE	**	5	\$7,400	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Mezzanine</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Mezzanine</i>								

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
<b>Service Equipment</b>								
Molded Case Bkrs	100%			2024	\$1,600	5	\$300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 600 Amperes Main Disconnect Switch</i>								
<b>Switchgear / Switchboard</b>								
Molded Case Bkrs	100%			2024	\$35,700	5	\$300	

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**BROOKLYN PUBLIC LIBRARY - 038**  
**DEKALB BRANCH LIBRARY**  
**Asset # : 13245**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</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>
<b>Under 600 Volts</b>								
Raceway								
Conduit	70%			2024	\$24,300	1		
Conduit	30%			2044	**	1		
Panelboards								
Fused Disc Sw	5%			2040	**	5		
Molded Case Bkrs	20%			2023	\$3,300	5	\$100	
Molded Case Bkrs	75%			2040	**	5	\$200	
Wiring								
Thermoplastic	30%			2044	**	1		
Thermoplastic	70%			2024	\$21,500	1		
Motor Controllers								
Locally Mounted	100%			2037	**	5	\$100	
<b>Ground</b>								
Grounding Devices								
Generic	100%	0-2	\$10,500	LIFE	**	5	\$200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Water Main</i>								
<i>Explanation : Corroded</i>								
<b>Lighting</b>								
Interior Lighting								
Fluorescent	20%			2019	\$27,900	10	\$2,300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-12 Lamps</i>								
Fluorescent	50%			2029	**	10	\$5,800	
<i>T-5 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	30%			2029	**	10	\$3,500	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Egress Lighting								
Emergency, Battery	50%			2029	**	10	\$1,500	
Exit, Service	50%			2029	**	1		
Exterior Lighting								
HID	100%			2029	**	10		
<b>Alarm</b>								
Security System								
No Component	70%							
Generic	30%			2034	**	1	\$1,400	
Fire/Smoke Detection								
Generic	100%			2029	**	1-3	\$7,800	

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</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**

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**BROOKLYN PUBLIC LIBRARY - 038**  
**DEKALB BRANCH LIBRARY**  
**Asset # : 13245**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</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>
<b>Heating</b>								
Energy Source								
Natural Gas	100%			2044	**	1		
Conversion Equipment								
Hot Water Boiler	100%			2037	**	1	\$6,200	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Boiler Room</i>						
		<i>Explanation : One Unit</i>						
Distribution								
Hot Wtr Piping/Pump	100%			2032	**	4	\$900	
Terminal Devices								
Air Handler	70%			2024	\$128,200	1	\$5,500	
Convactor/Radiator	30%			2037	**	1	\$1,200	
<b>Air Conditioning</b>								
Energy Source								
Electricity	100%			2040	**	1		
Conversion Equipment								
Exterior Pkg Unit - Cooling	70%			2029	**	2	\$500	
		<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>						
		<i>Location : 2 Units On The Roof</i>						
No Component	30%							
Terminal Devices								
Fan Coil - 2 Pipe	30%			2029	**	1	\$1,200	
No Component	70%							
Heat Rejection								
Air Cooled Condenser Unit	30%			2029	**	2	\$2,600	
No Component	70%							
<b>Ventilation</b>								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$7,000	
Exhaust Fans								
Interior	100%			2024	\$46,400	2	\$400	
<b>Plumbing</b>								
H/C Water Piping								
Galvanized Steel	100%			2037	**	1		
Water Heater								
Gas Fired	100%			2022	\$7,900	2	\$200	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Backflow Preventer								
No Component	90%							
Generic	10%			2029	**	1	\$100	
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.

**BROOKLYN PUBLIC LIBRARY - 038**  
**DEKALB BRANCH LIBRARY**  
**Asset # : 13245**

<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>
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE			* *	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : B-1</i>							
	<i>Explanation : One Unit</i>							
Fire Suppression								
Chemical System								
No Component	90%							
Generic	10%			2022	\$200	1-3	\$400	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
	<i>Explanation : Fire Extinguishers</i>							

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

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

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

Print Date : 21-Sep-2017

**BROOKLYN PUBLIC LIBRARY - FY 2018**

**Asset Name** : DYKER BRANCH LIBRARY  
**Address** : 8202 13TH AVE. @ 82ND STREET  
**Borough** : BROOKLYN **Agency's Number** : 82  
**Program / Asset #** : BPL0D82.000 / 13246 **Yr Built/Renovated** : 1974 / 2013  
**Area Sq Ft** : 7,500 **Project Type** : BROOKLYN PUBLIC LIBRARY  
**Date of Survey** : 21-Mar-2013 **Landmark Status** : NONE  
**Areas Surveyed** : Roof, Floors 1  
**Block** : 6302 **Lot** : 36 **BIN** : 3164019

<b>CAPITAL</b>	<b>FY 2019 - 2022</b>	<b>FY 2023 - 2028</b>
Exterior Architecture	\$136,600	
Interior Architecture		\$104,400
Electrical	\$78,700	
Mechanical		\$266,100
<b>Total</b>	<b>\$215,300</b>	<b>\$370,500</b>
Importance Code A	\$136,600	
Importance Code B	\$78,700	\$370,500
<b>Total</b>	<b>\$215,300</b>	<b>\$370,500</b>

<b>EXPENSE</b>	<b>FY 2019</b>	<b>FY 2020</b>	<b>FY 2021</b>	<b>FY 2022</b>
Exterior Architecture				
Interior Architecture	\$29,800		\$1,500	\$300
Electrical	\$15,500	\$500	\$500	\$9,800
Mechanical	\$800	\$2,100	\$1,500	\$6,300
<b>Total</b>	<b>\$46,100</b>	<b>\$2,600</b>	<b>\$3,500</b>	<b>\$16,400</b>
Importance Code A	\$500	\$400	\$400	\$400
Importance Code B	\$45,600	\$2,200	\$3,200	\$16,100
Importance Code C				
<b>Total</b>	<b>\$46,100</b>	<b>\$2,600</b>	<b>\$3,500</b>	<b>\$16,400</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.

**BROOKLYN PUBLIC LIBRARY - 038**  
**DYKER BRANCH LIBRARY**  
**Asset # : 13246**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</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>
<b>Exterior</b>								
<b>Exterior Walls</b>								
Cast in Place Concrete	15%			LIFE	**	5	\$10,000	
Masonry: Brick	85%			LIFE	**	5	\$11,300	
<b>Windows</b>								
Aluminum	100%	4+	\$45,700	2049	**	5	\$500	
<i>Caulking Deteriorated, Extent : Light, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Broken Metal Security Gates</i>								
<b>Roof</b>								
Single Ply Membrane	100%	Now	\$90,900	2034	**			
<i>Blisters, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
<i>Patching Evident, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout, 2012</i>								
<i>Seams Open/Split, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<b>Interior</b>								
<b>Floors</b>								
Cast in Place Concrete	5%			LIFE	**	5	\$1,500	
Ceramic Tile	5%			2027	\$13,200	5	\$700	
Vinyl Tile	90%			2024	\$104,400	3	\$4,500	
<b>Interior Walls</b>								
Ceramic Tile	10%			2033	**	5	\$400	
Concrete Masonry Unit	90%			LIFE	**	5	\$1,500	
<i>Vertical Cracks, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<b>Ceilings</b>								
AcousTileSusp.Lay-In	90%	0-2	\$29,800	2037	**	5	\$6,100	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Kitchen, Work Room, Meeting Room</i>								
<i>Staining/Discoloring, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Kitchen, Work Room, Meeting Room</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Kitchen, Work Room, Meeting Room</i>								
Gypsum Board	5%			LIFE	**	5	\$800	
Plaster	5%			LIFE	**	5	\$400	
<b>Electrical</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>
<b>Under 600 Volts</b>								

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

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

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

**BROOKLYN PUBLIC LIBRARY - 038**  
**DYKER BRANCH LIBRARY**  
**Asset # : 13246**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</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>
<b>Under 600 Volts</b>								
<b>Service Equipment</b>								
Molded Case Bkrs	100%			2024	\$1,500	5	\$200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 400 Amperes Main Disconnect Switch</i>								
<b>Switchgear / Switchboard</b>								
Molded Case Bkrs	100%			2024	\$32,700	5	\$200	
<b>Raceway</b>								
Conduit	90%			2024	\$28,600	1		
Conduit	10%			2044	**	1		
<b>Panelboards</b>								
Fused Disc Sw	5%			2023	\$800	5		
Fused Disc Sw	5%			2046	**	5		
Molded Case Bkrs	60%			2023	\$9,100	5	\$100	
Molded Case Bkrs	30%			2046	**	5	\$100	
<b>Wiring</b>								
Thermoplastic	70%			2024	\$19,700	1		
Thermoplastic	30%			2050	**	1		
<b>Motor Controllers</b>								
Locally Mounted	60%			2022	\$9,200	5		
Locally Mounted	40%			2041	**	5		
<b>Ground</b>								
<b>Grounding Devices</b>								
Generic	100%			LIFE	**	5	\$100	
<b>Lighting</b>								
<b>Interior Lighting</b>								
Fluorescent	98%			2029	**	10	\$6,700	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
Fluorescent	2%			2029	**	10	\$100	
<i>T-5 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Front Desk</i>								
<b>Egress Lighting</b>								
Emergency, Battery	50%			2029	**	10	\$900	
Exit, Service	50%			2029	**	1		
<b>Exterior Lighting</b>								
HID	100%			2029	**	10		
<b>Alarm</b>								
<b>Security System</b>								
No Component	70%							
Generic	30%	Now	\$6,900	2034	**	1	\$800	
<i>Not in Service, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<b>Fire/Smoke Detection</b>								
Generic	100%			2019	\$78,700	1-3	\$4,800	

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.

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

**BROOKLYN PUBLIC LIBRARY - 038**  
**DYKER BRANCH LIBRARY**  
**Asset # : 13246**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</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>
<b>Heating</b>								
Energy Source								
Natural Gas	100%			2044	**	1		
Conversion Equipment								
Hot Water Boiler	100%			2041	**	1	\$3,700	
			<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Boiler Room</i>					
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Boiler Room</i>					
			<i>Explanation : (1) Gas Fired Hot Water Boiler</i>					
Distribution								
Hot Wtr Piping/Pump	100%			2040	**	4	\$600	
Terminal Devices								
Air Handler	50%			2032	**	1	\$2,300	
			<i>Recent Repair Evident, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Suspended From First Floor Ceiling</i>					
Convactor/Radiator	50%			2037	**	1	\$1,200	
<b>Air Conditioning</b>								
Energy Source								
Electricity	100%			2040	**	1		
Conversion Equipment								
Interior Pkg Unit - Cooling	100%			2028	\$266,100	2	\$500	
Heat Rejection								
Dry Cooler	100%			2032	**	2	\$5,200	
<b>Ventilation</b>								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$4,200	
Exhaust Fans								
Roof	100%			2029	**	2	\$200	
<b>Plumbing</b>								
H/C Water Piping								
Brass/Copper	100%			2044	**	1		
Water Heater								
Gas Fired	100%			2022	\$4,300	2	\$100	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2029	**	4	\$200	
Backflow Preventer								
Generic	100%			2029	**	1	\$500	
Fixtures								
Generic	100%							

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

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

Print Date : 21-Sep-2017

**BROOKLYN PUBLIC LIBRARY - FY 2018**

**Asset Name** : EAST FLATBUSH BRANCH LIBRARY  
**Address** : 9612 CHURCH AVE. NEAR ROCKAWAY PARKWAY  
**Borough** : BROOKLYN **Agency's Number** : 36  
**Program / Asset #** : BPL0E36.000 / 13247 **Yr Built/Renovated** : 1962 / 1999  
**Area Sq Ft** : 12,329 **Project Type** : BROOKLYN PUBLIC LIBRARY  
**Date of Survey** : 12-Mar-2013 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1  
**Block** : 4717 **Lot** : 38 **BIN** : 3103597

<b>CAPITAL</b>	<b>FY 2019 - 2022</b>	<b>FY 2023 - 2028</b>
Exterior Architecture		\$153,900
Electrical		\$172,200
Mechanical	\$248,800	\$152,600
<b>Total</b>	<b>\$248,800</b>	<b>\$478,700</b>
Importance Code A		\$153,900
Importance Code B	\$248,800	\$324,800
<b>Total</b>	<b>\$248,800</b>	<b>\$478,700</b>

<b>EXPENSE</b>	<b>FY 2019</b>	<b>FY 2020</b>	<b>FY 2021</b>	<b>FY 2022</b>
Exterior Architecture	\$30,900			\$3,300
Interior Architecture		\$1,800		\$5,900
Electrical	\$1,200	\$1,400	\$1,200	\$1,300
Mechanical	\$1,300	\$1,800	\$2,200	\$8,700
<b>Total</b>	<b>\$33,400</b>	<b>\$5,000</b>	<b>\$3,400</b>	<b>\$19,200</b>
Importance Code A	\$31,600	\$600	\$600	\$4,000
Importance Code B	\$1,900	\$4,400	\$2,800	\$15,300
Importance Code C				
<b>Total</b>	<b>\$33,400</b>	<b>\$5,000</b>	<b>\$3,400</b>	<b>\$19,200</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.

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**BROOKLYN PUBLIC LIBRARY - 038**  
**EAST FLATBUSH BRANCH LIBRARY**  
**Asset # : 13247**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</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>Exterior</b>								
Exterior Walls								
Concrete Masonry Unit	45%			LIFE	**	5	\$4,300	
Glass Block	10%			LIFE	**	5	\$1,000	
Masonry: Brick	40%			LIFE	**	5	\$6,100	
Granite Panels	5%			LIFE	**	5	\$600	
Parapets								
Concrete Masonry Unit	25%			LIFE	**	5	\$400	
Metal Panel	5%			2044	**	5	\$300	
Metal: Cage/Fence	70%			2037	**	5-10	\$8,000	
Roof								
IRMA/Protected Membrane	90%	Now	\$30,800	2024			\$153,900	
								<i>Insul Deter/Miss, Extent : Moderate, Area Affected : 25%</i>
								<i>Location : Throughout</i>
								<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>
								<i>Location : First Floor</i>
Sloped Glazing	10%			LIFE	**	5	\$28,200	
<b>Interior</b>								
Floors								
Ceramic Tile	10%			2033	**	5	\$1,600	
Vinyl Tile	90%			2029	**	3	\$5,300	
Interior Walls								
Concrete Masonry Unit	25%			LIFE	**	5	\$1,600	
Gypsum Board	75%			LIFE	**	5	\$7,000	
Ceilings								
AcousTileSusp.Lay-In	75%			2037	**	5	\$11,800	
Plaster	25%			LIFE	**	5	\$2,500	

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
Service Equipment								
Fused Disc Sw	100%			2034	**	5	\$100	
								<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>
								<i>Location : Electrical Room</i>
								<i>Explanation : Main Service Switch Rated @ 600 Amperes</i>
Switchgear / Switchboard								
Fused Disc Sw	100%			2034	**	5	\$100	
Raceway								
Conduit	100%			2034	**	1		
Panelboards								
Molded Case Bkrs	100%			2032	**	5	\$300	
Wiring								
Thermoplastic	100%			2034	**	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.

**BROOKLYN PUBLIC LIBRARY - 038**  
**EAST FLATBUSH BRANCH LIBRARY**  
**Asset # : 13247**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</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%			2029	**	5	\$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$200	
Lighting								
Interior Lighting								
Fluorescent	98%			2024	\$122,600	10	\$11,100	
		<i>T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
Fluorescent	2%			2024	\$2,500	10	\$200	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Entrance</i>						
		<i>Explanation : Compact Fluorescent Light Fixtures</i>						
Egress Lighting								
Emergency, Battery	50%			2024	\$8,400	10	\$1,500	
Exit, Service	50%			2024	\$900	1		
Exterior Lighting								
HID	100%			2024	\$47,200	10		
Alarm								
Security System								
Generic	100%			2032	**	1	\$4,600	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : C C T V Surveillance Cameras</i>						
Fire/Smoke Detection								
Generic	100%			2032	**	1-3	\$7,600	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : Smoke Detector, Manual Pull Station, Strobe Lights And Horns</i>						

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</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%			2044	**	1		
Conversion Equipment								
Hot Water Boiler	100%			2037	**	1	\$6,100	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement Boiler Room</i>						
		<i>Explanation : 1 Unit</i>						
Distribution								
Hot Wtr Piping/Pump	100%			2032	**	4	\$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.

**BROOKLYN PUBLIC LIBRARY - 038**  
**EAST FLATBUSH BRANCH LIBRARY**  
**Asset # : 13247**

<b>Mechanical</b>	<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</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>
<b>Heating</b>								
Terminal Devices								
Air Handler	70%			2024	\$115,100	1	\$5,300	
Convactor/Radiator	30%			2029	* *	1	\$1,200	
<b>Air Conditioning</b>								
Energy Source								
Electricity	100%			2040	* *	1		
Conversion Equipment								
Int Pkg Unit - Heating/Cooling	100%			2022	\$248,800	2	\$800	
			<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Basement</i>					
Heat Rejection								
Not Accessible	100%							
<b>Ventilation</b>								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$6,900	
Exhaust Fans								
Interior	90%			2024	\$37,500	2	\$300	
Roof	10%			2024	\$1,900	2		
<b>Plumbing</b>								
H/C Water Piping								
Brass/Copper	100%			2044	* *	1		
Water Heater								
Gas Fired	100%			2022	\$7,100	2	\$200	
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Fixtures								
Generic	100%							

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

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

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

Print Date : 21-Sep-2017

**BROOKLYN PUBLIC LIBRARY - FY 2018**

**Asset Name** : EASTERN PARKWAY BRANCH LIBRARY  
**Address** : 1044 EASTERN PKWY. @SCHENECTADY AVE.  
**Borough** : BROOKLYN **Agency's Number** : 37  
**Program / Asset #** : BPL0E37.000 / 13248 **Yr Built/Renovated** : 1914 / 2005  
**Area Sq Ft** : 15,901 **Project Type** : BROOKLYN PUBLIC LIBRARY  
**Date of Survey** : 24-Jun-2015 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2  
**Block** : 1396 **Lot** : 6 **BIN** : 3037543

<b>CAPITAL</b>	<b>FY 2019 - 2022</b>	<b>FY 2023 - 2028</b>
Exterior Architecture	\$115,200	\$75,700
Electrical	\$166,800	\$214,100
Mechanical		\$298,500
<b>Total</b>	<b>\$282,000</b>	<b>\$588,200</b>
Importance Code A	\$115,200	\$75,700
Importance Code B	\$166,800	\$512,500
<b>Total</b>	<b>\$282,000</b>	<b>\$588,200</b>

<b>EXPENSE</b>	<b>FY 2019</b>	<b>FY 2020</b>	<b>FY 2021</b>	<b>FY 2022</b>
Exterior Architecture	\$41,500	\$16,900		
Interior Architecture	\$12,200		\$1,500	\$2,500
Electrical	\$23,100	\$1,700	\$10,000	\$1,800
Mechanical	\$1,900	\$1,900	\$8,800	\$2,100
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
<b>Total</b>	<b>\$82,600</b>	<b>\$24,400</b>	<b>\$24,200</b>	<b>\$10,400</b>
Importance Code A	\$42,300	\$17,700	\$1,000	\$800
Importance Code B	\$40,400	\$6,700	\$23,200	\$9,600
Importance Code C				
<b>Total</b>	<b>\$82,600</b>	<b>\$24,400</b>	<b>\$24,200</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.

**BROOKLYN PUBLIC LIBRARY - 038**  
**EASTERN PARKWAY BRANCH LIBRARY**  
**Asset # : 13248**

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	5%			LIFE	**	5	\$1,100	
Masonry: Granite	5%	Now	\$2,600	LIFE	**	5	\$800	
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
Masonry: Limestone	85%	Now	\$115,200	LIFE	**	5	\$14,100	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
Stucco Cement	5%	Now	\$3,200	2031	**	5	\$1,400	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Chimney</i>								
Windows								
Steel	5%			2025		5	\$3,700	
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Wood	95%			2034	**	5	\$56,200	
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Parapets								
Masonry: Brick	50%	Now	\$7,500	LIFE	**	5	\$1,300	
<i>Loose/Delam Surface, Extent : Light, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
Masonry: Limestone	50%			LIFE	**	5	\$1,600	
<i>Worn/Eroded, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Roof								
Roll Roofing	100%			2025		5	\$30,200	
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$2,600	
Traffic Topping	10%			2031	**	5	\$3,000	
Vinyl Tile	85%	Now	\$8,700	2031	**	3	\$7,600	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
Interior Walls								
Concrete Masonry Unit	5%			LIFE	**	5	\$400	
Gypsum Board	15%			LIFE	**	5	\$1,800	
Plaster	70%			LIFE	**	5	\$4,200	
SGFT/Glazed Masonry	10%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1st And 2nd Floors</i>								
<i>Explanation : Located In Main Stairwell</i>								

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

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

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

**BROOKLYN PUBLIC LIBRARY - 038**  
**EASTERN PARKWAY BRANCH LIBRARY**  
**Asset # : 13248**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</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>
Interior								
Ceilings								
AcousTileConcealSpLn	90%	Now	\$3,500	2039	**	5	\$13,400	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 5%</i>								
<i>Location : At Entry Vestibule</i>								
Plaster	10%			LIFE	**	5	\$1,500	
<b>Electrical</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								
Service Equipment								
Molded Case Bkrs	100%			2026	\$1,500	5	\$400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 500 Amperes Service</i>								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2026	\$32,700	5	\$400	
Raceway								
Conduit	95%			2026	\$30,200	1		
Conduit	5%			2036	**	1		
Panelboards								
Molded Case Bkrs	95%			2025	\$14,400	5	\$400	
Molded Case Bkrs	5%			2034	**	5		
Wiring								
Braided Cloth	80%	0-2	\$22,500	2051	**	1		
<i>Insulation Aged, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	20%			2036	**	1		
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$200	
Lighting								
Interior Lighting								
Fluorescent	95%			2026	\$153,200	10	\$13,900	
<i>T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Incandescent	5%			2021	\$8,100	2		
Egress Lighting								
Exit, LED	30%			2041	**	1		
Exit, Service	40%			2026	\$900	1		
Exit, Battery	30%			2026	\$2,200	10	\$300	
Exterior Lighting								
HID	100%			2026	\$60,800	10		
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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**BROOKLYN PUBLIC LIBRARY - 038**  
**EASTERN PARKWAY BRANCH LIBRARY**  
**Asset # : 13248**

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

## Alarm

Security System Generic	100%			2031	**	1	\$5,900	
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*Other Observation, Extent : Light, Area Affected : 100%*  
*Location : Throughout The Building*  
*Explanation : CCTV Only*

Fire/Smoke Detection Generic, Analog	100%	0-2	\$166,800	2036	**	1-3	\$8,900	
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*Other Observation, Extent : Light, Area Affected : 100%*  
*Location : Throughout The Building*  
*Explanation : Outdated - Very Old Fire Alarm System*

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

## Heating

Energy Source Electricity	30%			2046	**	1		
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*Other Observation, Extent : Light, Area Affected : 100%*  
*Location : Roof*  
*Explanation : Electric Coil In Roof Top Unit*

Natural Gas	70%			2046	**	1		
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Conversion Equipment Furnace	30%			2026	\$10,700	1	\$2,400	
Hot Water Boiler	70%			2031	**	1	\$5,500	

Distribution Ductwork/Diffusers	50%			LIFE	**	2-5	\$4,400	
Hot Wtr Piping/Pump	50%			2042	**	4	\$400	

Terminal Devices Air Handler	70%			2026	\$148,500	1	\$6,900	
Convactor/Radiator	30%			2031	**	1	\$1,500	

## Air Conditioning

Energy Source Electricity	100%			2042	**	1		
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Conversion Equipment Exterior Pkg Unit - Cooling	30%			2026	\$36,700	2	\$300	
Ext Pkg Unit - Heating/Cooling	60%			2026	\$113,300	2	\$600	
Split Unit	10%			2031	**			

Distribution Ductwork/Diffusers	100%			LIFE	**	2	\$20,700	
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Terminal Devices Air Handler/Dir Expansion	10%			2026	\$16,900	1		
No Component	90%							

## 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.*

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**BROOKLYN PUBLIC LIBRARY - 038**  
**EASTERN PARKWAY BRANCH LIBRARY**  
**Asset # : 13248**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</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>
Ventilation								
Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$8,900
Exhaust Fans								
	Roof	100%			2031	* *	2	\$500
Plumbing								
H/C Water Piping								
	Brass/Copper	100%			2046	* *	1	
Water Heater								
	Gas Fired	100%			2024	\$9,200	2	\$200
				<i>Other Observation, Extent : Light, Area Affected : 100%</i>				
				<i>Location : Boiler Room</i>				
				<i>Explanation : 1 - 40 Gallon Unit</i>				
Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1	
Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1	
Sump Pump(s)								
	Non-Submersible	100%			2031	* *	4	\$500
Sewage Ejector(s)								
	Compressed Air	100%			2046	* *	4	\$200
Backflow Preventer								
	No Component	90%						
	Generic	10%			2031	* *	1	\$100
				<i>Other Observation, Extent : Light, Area Affected : 10%</i>				
				<i>Location : Boiler Room</i>				
				<i>Explanation : Boilers Only</i>				
Fixtures								
	Generic	100%						
Vertical Transport								
Elevators								
	Hydraulic	100%			LIFE	* *		
				<i>Other Observation, Extent : Light, Area Affected : 100%</i>				
				<i>Location : Basement to 2nd Floor</i>				
				<i>Explanation : One Unit</i>				

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Print Date : 21-Sep-2017

**BROOKLYN PUBLIC LIBRARY - FY 2018**

**Asset Name** : FLATBUSH BRANCH LIBRARY  
**Address** : 22 LINDEN BLVD. BTWN: FLATBUSH AVE - BEDFORD AVE  
**Borough** : BROOKLYN **Agency's Number** : 38  
**Program / Asset #** : BPL0003.000 / 4202 **Yr Built/Renovated** : 1905 / 2014  
**Area Sq Ft** : 21,790 **Project Type** : BROOKLYN PUBLIC LIBRARY  
**Date of Survey** : 12-May-2015 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2m,2  
**Block** : 5086 **Lot** : 15 **BIN** : 3116706

<b>CAPITAL</b>	<b>FY 2019 - 2022</b>	<b>FY 2023 - 2028</b>
Exterior Architecture	\$189,400	
Interior Architecture		\$26,500
Mechanical		\$472,600
<b>Total</b>	<b>\$189,400</b>	<b>\$499,100</b>
Importance Code A	\$189,400	
Importance Code B		\$499,100
<b>Total</b>	<b>\$189,400</b>	<b>\$499,100</b>

<b>EXPENSE</b>	<b>FY 2019</b>	<b>FY 2020</b>	<b>FY 2021</b>	<b>FY 2022</b>
Exterior Architecture	\$11,000		\$21,600	
Interior Architecture	\$6,700	\$2,300		\$2,900
Electrical	\$600	\$500	\$20,800	\$700
Mechanical	\$4,700	\$8,700	\$6,300	\$8,400
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
<b>Total</b>	<b>\$26,900</b>	<b>\$15,400</b>	<b>\$52,600</b>	<b>\$15,900</b>
Importance Code A	\$12,000	\$1,100	\$22,700	\$1,100
Importance Code B	\$14,800	\$13,200	\$29,900	\$14,800
Importance Code C		\$1,200		
<b>Total</b>	<b>\$26,900</b>	<b>\$15,400</b>	<b>\$52,600</b>	<b>\$15,900</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.

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

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	85%	Now	\$141,700	LIFE	**	5	\$23,200	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Southwest Exit</i>								
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : South Facade</i>								
<i>Vertical Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Chimney</i>								
Masonry: Limestone	5%			LIFE	**	5	\$1,000	
Pre-Cast Concrete	10%	Now	\$9,100	LIFE	**	5	\$8,900	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Building Base</i>								
<i>Open Joints, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Building Base</i>								
Windows								
Aluminum	93%	Now	\$47,700	2042	**	5	\$2,800	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Glass Block	2%			LIFE	**	5	\$100	
Metal Louvers	5%	Now	\$1,800	2029	**			
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : South Facade</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : South Facade</i>								
Parapets								
Masonry: Brick	90%			LIFE	**	5	\$5,800	
Metal Panel	5%			2046	**	5	\$1,300	
Pre-Cast Concrete	5%			LIFE	**	5	\$2,000	
Roof								
Built-Up (BUR)	93%			2031	**	10	\$21,000	
Skylight, Metal/Glass	5%			2046	**	10	\$3,800	
Skylight, Metal/Glass	2%			2036	**	10	\$1,500	
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$3,400	
Ceramic Tile	5%			2035	**	5	\$1,500	
Terrazzo	5%			LIFE	**	5	\$1,200	
Vinyl Tile	75%			2031	**	3	\$11,500	
Vinyl Tile	10%			2026		3	\$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.

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

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

## Interior

## Interior Walls

Ceramic Tile	5%			2035	**	5	\$2,300	
Concrete Masonry Unit	10%			LIFE	**	5	\$1,900	
Glass: Single Pane	5%			LIFE	**	5	\$1,700	
Gypsum Board	10%			LIFE	**	5	\$2,800	
Masonry: Brick	5%			LIFE	**			
Marble Panels	5%			LIFE	**			
Plaster	55%			LIFE	**	5	\$7,700	
Plaster	5%			LIFE	**	5	\$700	

## Ceilings

AcousTileSusp.Lay-In	25%			2039	**	5	\$7,700	
Gypsum Board	10%			LIFE	**	5	\$3,800	
Plaster	65%			LIFE	**	5	\$12,500	

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

## 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 : One 1200 Amperes Main Disconnect Switch*

## Switchgear / Switchboard

Fused Disc Sw	60%			2046	**	5	\$100	
Molded Case Bkrs	40%			2036	**	5	\$200	

## Raceway

Conduit	70%			2026	\$22,200	1		
Conduit	30%			2046	**	1		

## Panelboards

Fused Disc Sw	10%			2042	**	5	\$100	
Molded Case Bkrs	70%			2042	**	5	\$400	
Molded Case Bkrs	20%			2025	\$4,500	5	\$100	

## Wiring

Thermoplastic	80%			2046	**	1		
Thermoplastic	20%			2026	\$5,600	1		

## Motor Controllers

Locally Mounted	100%			2039	**	5	\$100	
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## Ground

## Grounding Devices

Generic	50%			LIFE	**	5	\$200	
Generic	50%			LIFE	**	5	\$200	

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

*Location : Basement*

*Explanation : Water Main*

## Lighting

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

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

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

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

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</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>
<b>Lighting</b>								
Interior Lighting Fluorescent	77%			2031	**	10	\$15,400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : T-8 Lamps</i>								
Fluorescent	20%			2031	**	10	\$4,000	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : 2nd Floor Hallway, Basement Storage And Hallway</i>								
<i>Explanation : T-5 Lamps</i>								
Incandescent	3%			2031	**	2		
<b>Egress Lighting</b>								
Exit, Service	50%			2031	**	1		
Exit, Battery	50%			2031	**	10	\$700	
<b>Exterior Lighting</b>								
HID	100%			2031	**	10	\$100	
<b>Alarm</b>								
<b>Security System</b>								
No Component	80%							
Generic	20%			2031	**	1	\$1,600	
<b>Fire/Smoke Detection</b>								
No Component	80%							
Generic, Analog	20%			2031	**	1-3	\$2,800	
<b>Mechanical</b>								
<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</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>
<b>Heating</b>								
<b>Energy Source</b>								
Natural Gas	100%			2036	**	1		
<b>Conversion Equipment</b>								
Hot Water Boiler	100%			2043	**	1	\$10,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : One Unit</i>								
<b>Distribution</b>								
Hot Wtr Piping/Pump	100%			2048	**	4	\$1,600	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<b>Terminal Devices</b>								
Air Handler	40%			2026	\$116,300	1	\$5,400	
Air Handler	20%			2034	**	1	\$2,700	
Convactor/Radiator	40%			2031	**	1	\$2,800	
<b>Air Conditioning</b>								
<b>Energy Source</b>								
Electricity	100%			2042	**	1		

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

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

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

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

Mechanical	Current Repair		Future Replacement		Maintenance		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Conversion Equipment								
Reciprocating Compr/Chiller	100%			2026	\$175,500	1	\$10,100	
		<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
Distribution								
CW & CHW Wtr Pipe/Pump	80%			2036	**	4	\$1,300	
No Component	20%							
Terminal Devices								
Air Handler/Cool/Ht	60%			2026	\$139,100	1	\$8,100	
Air Handler/Cool/Ht	20%			2031	**	1	\$2,700	
Fan Coil - 4 Pipe	20%			2031	**	1	\$1,400	
Heat Rejection								
Air Cooled Condenser Unit	100%			2026	\$41,700	2	\$15,200	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$12,200	
Exhaust Fans								
Roof	100%			2034	**	2	\$700	
Plumbing								
H/C Water Piping								
Brass/Copper	20%			2036	**	1		
Galvanized Steel	80%			2031	**	1		
Water Heater								
Electric	100%			2025	\$18,200	4	\$100	
		<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2034	**	4	\$500	
		<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
Sewage Ejector(s)								
Electric	100%			2026	\$6,000	4	\$900	
Backflow Preventer								
Generic	100%	0-2	\$300	2034	**	1	\$1,200	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : Slight Leak</i>						
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.

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

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

Vertical Transport Elevators Hydraulic	100%			LIFE		* *		
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*Other Observation, Extent : Light, Area Affected : 100%*  
*Location : B-2*  
*Explanation : 1 Unit*

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

Print Date : 21-Sep-2017

**BROOKLYN PUBLIC LIBRARY - FY 2018**

**Asset Name** : FLATLANDS BRANCH LIBRARY  
**Address** : 2065 FLATBUSH AVENUE @AVENUE P  
**Borough** : BROOKLYN **Agency's Number** : 39  
**Program / Asset #** : BPL0F39.000 / 13249 **Yr Built/Renovated** : 1969 / 2003  
**Area Sq Ft** : 12,028 **Project Type** : BROOKLYN PUBLIC LIBRARY  
**Date of Survey** : 04-Apr-2013 **Landmark Status** : NONE  
**Areas Surveyed** : Roof, Floors 1,2m  
**Block** : 7868 **Lot** : 39 **BIN** : 3219626

<b>CAPITAL</b>	<b>FY 2019 - 2022</b>	<b>FY 2023 - 2028</b>
Exterior Architecture		\$131,300
Electrical		\$197,900
Mechanical	\$97,100	\$133,900
<b>Total</b>	<b>\$97,100</b>	<b>\$463,100</b>
Importance Code A		\$131,300
Importance Code B	\$97,100	\$331,800
<b>Total</b>	<b>\$97,100</b>	<b>\$463,100</b>

<b>EXPENSE</b>	<b>FY 2019</b>	<b>FY 2020</b>	<b>FY 2021</b>	<b>FY 2022</b>
Exterior Architecture	\$13,600			\$19,600
Interior Architecture	\$29,500	\$2,100		\$6,300
Electrical	\$500	\$500	\$400	\$400
Mechanical	\$7,900	\$1,300	\$1,900	\$19,500
<b>Total</b>	<b>\$51,600</b>	<b>\$3,900</b>	<b>\$2,400</b>	<b>\$45,900</b>
Importance Code A	\$14,300	\$600	\$600	\$20,200
Importance Code B	\$37,300	\$3,300	\$1,800	\$25,600
Importance Code C				
<b>Total</b>	<b>\$51,600</b>	<b>\$3,900</b>	<b>\$2,400</b>	<b>\$45,900</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.

**BROOKLYN PUBLIC LIBRARY - 038**  
**FLATLANDS BRANCH LIBRARY**  
**Asset # : 13249**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</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>
<b>Exterior</b>								
<b>Exterior Walls</b>								
Concrete Masonry Unit	10%			LIFE	**	5	\$1,100	
Masonry: Brick	87%			LIFE	**	5	\$15,900	
Pre-Cast Concrete	3%	Now	\$1,800	LIFE	**	5	\$1,800	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Window Sills</i>								
<b>Windows</b>								
Glass Block	50%			LIFE	**	5	\$2,000	
Steel	50%			2032	**	5	\$39,300	
<b>Parapets</b>								
Masonry: Brick	90%			LIFE	**	5	\$2,500	
Metal Panel	10%	Now	\$4,400	2044	**	5	\$500	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Metal Coping At East Side</i>								
<b>Roof</b>								
Modified Bitumen	25%			2029	**	10	\$7,400	
Modified Bitumen	75%			2024	\$131,300	10	\$22,300	
<b>Interior</b>								
<b>Floors</b>								
Ceramic Tile	5%			2033	**	5	\$900	
Vinyl Tile	95%			2029	**	3	\$6,400	
<b>Interior Walls</b>								
Ceramic Tile	5%			2033	**	5	\$800	
Gypsum Board	95%			LIFE	**	5	\$9,300	
<b>Ceilings</b>								
AcousTileConcealSpLn	20%	Now	\$29,500	2044	**	5	\$2,300	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Mezzanine</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Mezzanine</i>								
AcousTileSusp.Lay-In	70%			2037	**	5	\$12,600	
Gypsum Board	10%			LIFE	**	5	\$2,300	

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</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>
<b>Under 600 Volts</b>								
<b>Service Equipment</b>								
Fused Disc Sw	100%			2024	\$1,500	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Switch Rated @ 400 Amperes</i>								
<b>Raceway</b>								
Conduit	90%			2024	\$28,600	1		
Conduit	10%			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.*

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



**BROOKLYN PUBLIC LIBRARY - 038**  
**FLATLANDS BRANCH LIBRARY**  
**Asset # : 13249**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</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>
<b>Under 600 Volts</b>								
<b>Panelboards</b>								
Molded Case Bkrs	10%			2040	**	5		
Molded Case Bkrs	90%			2023	\$13,600	5	\$300	
<b>Wiring</b>								
Thermoplastic	90%			2024	\$25,300	1		
Thermoplastic	10%			2044	**	1		
<b>Lighting</b>								
<b>Interior Lighting</b>								
Fluorescent	40%			2024	\$48,800	10	\$4,400	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	5%			2024	\$6,100	10	\$600	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : 1st Floor</i>								
<i>Explanation : Compact Fluorescent Light Fixtures</i>								
Fluorescent	55%			2024	\$67,100	10	\$6,100	
<i>T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<b>Egress Lighting</b>								
Emergency, Service	50%			2024	\$3,000	1		
Exit, Service	50%			2024	\$900	1		
<b>Exterior Lighting</b>								
Fluorescent	100%			2024	\$39,100	10	\$1,100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Outside</i>								
<i>Explanation : Compact Fluorescent Light Fixtures</i>								
<b>Alarm</b>								
<b>Security System</b>								
Generic	100%			2024	\$36,900	1	\$4,500	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : CCTV Surveillance Cameras</i>								

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</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>
<b>Heating</b>								
<b>Energy Source</b>								
Natural Gas	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.

**BROOKLYN PUBLIC LIBRARY - 038**  
**FLATLANDS BRANCH LIBRARY**  
**Asset # : 13249**

Mechanical	Current Repair		Future Replacement		Maintenance		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Conversion Equipment								
Furnace	40%			2024	\$10,800	1	\$2,400	
	<i>Other Observation, Extent : Light, Area Affected : 40%</i>							
	<i>Location : Roof</i>							
	<i>Explanation : 2 Roof Top Package Units</i>							
Hot Water Boiler	60%			2037	**	1	\$3,600	
	<i>Other Observation, Extent : Light, Area Affected : 60%</i>							
	<i>Location : 1st Floor Boiler Room</i>							
	<i>Explanation : 1 Unit</i>							
Distribution								
Hot Wtr Piping/Pump	60%			2032	**	4	\$500	
No Component	40%							
Terminal Devices								
Air Handler	30%			2024	\$48,100	1	\$2,200	
Convactor/Radiator	30%			2022	\$18,300	1	\$1,200	
No Component	40%							
Air Conditioning								
Energy Source								
Electricity	100%			2032	**	1		
Conversion Equipment								
Int Pkg Unit - Heating/Cooling	40%			2022	\$97,100	2	\$300	
	<i>R-22 Refrigerant, Extent : Light, Area Affected : 40%</i>							
	<i>Location : 1st Floor Mechanical Room</i>							
Ext Pkg Unit - Heating/Cooling	60%			2024	\$85,700	2	\$400	
	<i>R-22 Refrigerant, Extent : Light, Area Affected : 60%</i>							
	<i>Location : 2 Units On Roof</i>							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$6,700	
Exhaust Fans								
Interior	30%			2024	\$12,200	2	\$100	
Roof	70%			2024	\$13,300	2	\$300	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2034	**	1		
Water Heater								
Gas Fired	100%			2019	\$7,000	2	\$200	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Fixtures								
Generic	100%							

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

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

Print Date : 21-Sep-2017

**BROOKLYN PUBLIC LIBRARY - FY 2018**

**Asset Name** : FORT HAMILTON BRANCH LIBRARY  
**Address** : 9424 FOURTH AVE. @95TH STREET  
**Borough** : BROOKLYN **Agency's Number** : 40  
**Program / Asset #** : BPL0F40.000 / 13250 **Yr Built/Renovated** : 1902 / 2011  
**Area Sq Ft** : 11,230 **Project Type** : BROOKLYN PUBLIC LIBRARY  
**Date of Survey** : 26-Feb-2013 **Landmark Status** : NONE  
**Areas Surveyed** : Roof, Floors 1  
**Block** : 6114 **Lot** : 37 **BIN** : 3155499

**CAPITAL****Total**

Importance Code

**Total**

<b>EXPENSE</b>	<b>FY 2019</b>	<b>FY 2020</b>	<b>FY 2021</b>	<b>FY 2022</b>
Exterior Architecture	\$2,400	\$100	\$300	\$5,000
Interior Architecture	\$800	\$1,900	\$400	\$700
Electrical	\$1,000	\$1,300	\$1,200	\$12,700
Mechanical	\$700	\$900	\$1,600	\$1,000
<b>Total</b>	<b>\$5,000</b>	<b>\$4,200</b>	<b>\$3,400</b>	<b>\$19,400</b>
Importance Code A	\$2,900	\$700	\$800	\$5,500
Importance Code B	\$2,000	\$3,500	\$2,600	\$13,600
Importance Code C				\$200
<b>Total</b>	<b>\$5,000</b>	<b>\$4,200</b>	<b>\$3,400</b>	<b>\$19,400</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.

**BROOKLYN PUBLIC LIBRARY - 038**  
**FORT HAMILTON BRANCH LIBRARY**  
**Asset # : 13250**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</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>
<b>Exterior</b>								
<b>Exterior Walls</b>								
Masonry: Brick	65%			LIFE	**	5	\$16,600	
Masonry: Brick	25%			LIFE	**	5	\$6,400	
<i>Recent Construction, Extent : Light, Area Affected : 100%</i>								
<i>Location : 2011 Addition</i>								
Masonry: Limestone	5%			LIFE	**	5	\$1,000	
Metal Panel	5%			2044	**	5-10	\$8,800	
<b>Windows</b>								
Aluminum	98%			2046	**	5	\$600	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Metal Louvers	2%			2033	**	10	\$100	
<b>Parapets</b>								
Masonry: Brick	20%			LIFE	**	5	\$200	
Metal Panel	5%			2050	**	5	\$200	
No Component	75%							
<b>Roof</b>								
Built-Up (BUR)	30%			2024	\$23,200	10	\$5,000	
Modified Bitumen	30%			2032	**	10	\$5,000	
<i>Recent Construction, Extent : Light, Area Affected : 100%</i>								
<i>Location : 2011 Addition</i>								
Slate	40%			LIFE	**			
<b>Interior</b>								
<b>Floors</b>								
Ceramic Tile	5%			2037	**	5	\$800	
Vinyl Tile	90%			2032	**	3	\$5,700	
Wood	5%			2059	**	5	\$1,600	
<b>Interior Walls</b>								
Ceramic Tile	5%			2037	**	5	\$500	
Gypsum Board	25%			LIFE	**	5	\$1,500	
Plaster	70%			LIFE	**	5	\$2,100	
<b>Ceilings</b>								
AcousTileConcealSpLn	35%			2041	**	5	\$700	
Exposed Struc: Steel	5%			LIFE	**			
Gypsum Board	15%			LIFE	**	5	\$300	
Plaster	30%			LIFE	**	5	\$300	
Wood	15%			LIFE	**	5	\$2,100	

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</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

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

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

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

**BROOKLYN PUBLIC LIBRARY - 038**  
**FORT HAMILTON BRANCH LIBRARY**  
**Asset # : 13250**

Electrical	Current Repair		Future Replacement		Maintenance		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2050	**	5		
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Basement</i>							
	<i>Explanation : Main Service Switch Rated @ 400 Amperes</i>							
Switchgear / Switchboard								
Fused Disc Sw	100%			2050	**	5		
Raceway								
Conduit	100%			2050	**	1		
Panelboards								
Molded Case Bkrs	100%			2046	**	5	\$300	
Wiring								
Thermoplastic	100%			2050	**	1		
Motor Controllers								
Locally Mounted	100%			2041	**	5	\$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$200	
Lighting								
Interior Lighting								
Fluorescent	50%			2032	**	10	\$5,200	
	<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Basement</i>							
Fluorescent	50%			2032	**	10	\$5,200	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : 1st Floor</i>							
	<i>Explanation : Compact Fluorescent Light Fixtures</i>							
Egress Lighting								
Emergency, Battery	50%			2032	**	10	\$1,400	
Exit, Service	50%			2032	**	1		
Exterior Lighting								
HID	100%			2032	**	10		
Alarm								
Security System								
Generic	100%			2032	**	1	\$4,200	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Inside And Outside The Building</i>							
	<i>Explanation : C C T V Surveillance Cameras</i>							
Fire/Smoke Detection								
Generic	100%			2032	**	1-3	\$6,900	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout The Building</i>							
	<i>Explanation : Strobe Lights, Smoke Detectors, Manual Pull Station And Alarm Bells</i>							

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

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

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

**BROOKLYN PUBLIC LIBRARY - 038**  
**FORT HAMILTON BRANCH LIBRARY**  
**Asset # : 13250**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</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>
<b>Heating</b>								
Energy Source								
Natural Gas	100%	Now		2044	**	1		
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : There Is No Air Vent In Gas Meter Room</i>								
<hr/>								
Conversion Equipment								
Furnace	65%			2032	**	1	\$3,600	
<i>Other Observation, Extent : Light, Area Affected : 65%</i>								
<i>Location : Roof</i>								
<i>Explanation : 2 New Package Units</i>								
<hr/>								
Hot Water Boiler	35%			2041	**	1	\$1,900	
<i>Other Observation, Extent : Light, Area Affected : 35%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : 1 Unit</i>								
<hr/>								
Distribution								
Hot Wtr Piping/Pump	35%			2046	**	4	\$200	
No Component	65%							
<hr/>								
Terminal Devices								
Convactor/Radiator	35%			2041	**	1	\$1,300	
No Component	65%							
<hr/>								
<b>Air Conditioning</b>								
Energy Source								
Electricity	100%			2040	**	1		
<hr/>								
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	100%			2032	**	2	\$700	
<i>R-134a Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : 2 New Package Units</i>								
<hr/>								
<b>Ventilation</b>								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$6,300	
<hr/>								
Exhaust Fans								
Roof	100%			2032	**	2	\$300	
<hr/>								
<b>Plumbing</b>								
H/C Water Piping								
Brass/Copper	100%			2050	**	1		
<hr/>								
Water Heater								
Gas Fired	100%			2023	\$6,500	2	\$200	
<hr/>								
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
<hr/>								
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
<hr/>								
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.

**BROOKLYN PUBLIC LIBRARY - 038**  
**FORT HAMILTON BRANCH LIBRARY**  
**Asset # : 13250**

Print Date : 21-Sep-2017

**BROOKLYN PUBLIC LIBRARY - FY 2018**

Asset Name : GREENPOINT BRANCH LIBRARY  
Address : 107 NORMAN AVE. @LEONARD ST.  
Borough : BROOKLYN Agency's Number : 41  
Program / Asset # : BPL0G41.000 / 13251 Yr Built/Renovated : 1972 / 2010  
Area Sq Ft : 7,058 Project Type : BROOKLYN PUBLIC LIBRARY  
Date of Survey : 18-Mar-2013 Landmark Status : NONE  
Areas Surveyed : Roof, Floors 1  
Block : 2621 Lot : 32 BIN : 3065691

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Exterior Architecture		\$65,600
Interior Architecture	\$79,900	
Mechanical	\$169,300	
<b>Total</b>	<b>\$249,200</b>	<b>\$65,600</b>
Importance Code A		\$65,600
Importance Code B	\$249,200	
<b>Total</b>	<b>\$249,200</b>	<b>\$65,600</b>

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	\$42,800			
Interior Architecture		\$1,200		
Electrical	\$41,400	\$100	\$100	\$21,600
Mechanical	\$20,000	\$1,600	\$3,100	\$1,800
<b>Total</b>	<b>\$104,200</b>	<b>\$2,900</b>	<b>\$3,200</b>	<b>\$23,400</b>
Importance Code A	\$45,100	\$700	\$700	\$700
Importance Code B	\$59,100	\$2,200	\$2,500	\$22,700
Importance Code C				
<b>Total</b>	<b>\$104,200</b>	<b>\$2,900</b>	<b>\$3,200</b>	<b>\$23,400</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.

**BROOKLYN PUBLIC LIBRARY - 038**  
**GREENPOINT BRANCH LIBRARY**  
**Asset # : 13251**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</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>Exterior</b>								
<b>Exterior Walls</b>								
Masonry: Brick	75%			LIFE	**	5	\$10,500	
Masonry: Limestone	15%			LIFE	**	5	\$1,600	
Metal Panel	5%			2044	**	5-10	\$4,800	
Window Wall	5%			2044	**	5	\$2,600	
<b>Windows</b>								
Aluminum	100%	0-2	\$20,300	2040	**	5	\$800	
<i>Unit Inoperable, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Various Locations Throughout</i>								
<b>Parapets</b>								
Masonry: Brick	95%			LIFE	**	5	\$6,100	
Masonry: Limestone	5%	Now	\$6,800	LIFE	**	5	\$400	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Coping At North Facade</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Coping</i>								
<b>Roof</b>								
Single Ply Membrane	100%	Now	\$13,100	2024	\$65,600			
<i>Recent Repair Evident, Extent : Light, Area Affected : 30%</i>								
<i>Location : Various Locations Throughout, 2010</i>								
<b>Interior</b>								
<b>Floors</b>								
Cast in Place Concrete	5%			LIFE	**	5	\$1,100	
Ceramic Tile	3%			2033	**	5	\$300	
Terrazzo	2%			LIFE	**	5	\$200	
Vinyl Tile	90%			2029	**	3	\$3,500	
<b>Interior Walls</b>								
Ceramic Tile	3%			2033	**	5	\$300	
Concrete Masonry Unit	92%			LIFE	**	5	\$4,200	
Masonry: Brick	5%			LIFE	**			
<b>Ceilings</b>								
AcousTileSusp.Lay-In	95%	4+	\$79,900	2044	**	5	\$4,900	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : First Floor</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : First Floor</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : First Floor</i>								
Exposed Struc: Steel	5%			LIFE	**			

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</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>	

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.



**BROOKLYN PUBLIC LIBRARY - 038**  
**GREENPOINT BRANCH LIBRARY**  
**Asset # : 13251**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</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>
<b>Under 600 Volts</b>								
Service Equipment								
Molded Case Bkrs	100%			2024	\$1,500	5	\$200	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Electrical Room</i>						
		<i>Explanation : One 400 Amperes Main Disconnect Switch</i>						
Switchgear / Switchboard								
Molded Case Bkrs	100%			2024	\$32,700	5	\$200	
Raceway								
Conduit	95%			2024	\$30,200	1		
Conduit	5%			2050	**	1		
Panelboards								
Fused Disc Sw	5%			2023	\$800	5		
Molded Case Bkrs	95%			2023	\$14,400	5	\$200	
Wiring								
Thermoplastic	95%			2024	\$26,700	1		
Thermoplastic	5%			2050	**	1		
Motor Controllers								
Locally Mounted	100%			2022	\$15,300	5		
<b>Ground</b>								
Grounding Devices								
Generic	100%	2-4	\$9,600	LIFE	**	5	\$100	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Water Main Pipe</i>						
		<i>Explanation : Corroded</i>						
<b>Lighting</b>								
Interior Lighting								
Fluorescent	95%			2032	**	10	\$6,200	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : T-8 Lamps</i>						
Incandescent	5%			2019	\$3,600	2		
Egress Lighting								
Emergency, Battery	50%			2029	**	10	\$900	
Exit, Service	50%			2029	**	1		
Exterior Lighting								
HID	100%			2019	\$27,000	10		
<b>Alarm</b>								
Security System								
No Component	70%							
Generic	30%			2034	**	1	\$800	

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</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

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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**BROOKLYN PUBLIC LIBRARY - 038**  
**GREENPOINT BRANCH LIBRARY**  
**Asset # : 13251**

Mechanical System Component Type	Current Repair			Future Replacement		Maintenance		Priority
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Natural Gas	100%			2034	**	1		
Conversion Equipment								
Steam Boiler	100%	Now	\$2,200	2041	**	1	\$6,300	
			<i>Malfunctioning, Extent : Moderate, Area Affected : 5%</i>					
			<i>Location : Control System</i>					
			<i>Other Observation, Extent : Light, Area Affected : 1%</i>					
			<i>Location : Mechanical Room</i>					
			<i>Explanation : One Unit</i>					
Distribution								
Central Plant Steam Piping/Pmp	100%			2034	**	4	\$300	
Terminal Devices								
Air Handler	100%	Now	\$94,200	2034	**	1	\$3,900	
			<i>Obsolete Equipment, Extent : Severe, Area Affected : 100%</i>					
			<i>Location : Mechanical Room</i>					
Air Conditioning								
Energy Source								
Electricity	100%			2040	**	1		
Terminal Devices								
Air Handler/Cool/Ht	100%	Now	\$75,100	2034	**	1	\$3,900	
			<i>Obsolete Equipment, Extent : Severe, Area Affected : 100%</i>					
			<i>Location : Mechanical Room</i>					
Heat Rejection								
Air Cooled Condenser Unit	100%	Now	\$13,500	2034	**	2	\$3,900	
			<i>Corroded, Extent : Severe, Area Affected : 100%</i>					
			<i>Location : Roof</i>					
			<i>Other Observation, Extent : Light, Area Affected : 1%</i>					
			<i>Location : Roof</i>					
			<i>Explanation : R-22 Is Used</i>					
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$3,900	
Exhaust Fans								
Interior	40%			2024		2	\$100	
Roof	60%			2024		2	\$100	
Plumbing								
H/C Water Piping								
Galvanized Steel	100%			2029	**	1		
Water Heater								
Gas Fired	100%			2019		2	\$4,100	\$100
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Mechanical Room</i>					
			<i>Explanation : One Unit</i>					
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		

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

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

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

**BROOKLYN PUBLIC LIBRARY - 038**  
**GREENPOINT BRANCH LIBRARY**  
**Asset # : 13251**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</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>Plumbing</b>								
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
<b>Fixtures</b>								
Generic	100%							
		<i>Obsolete Fixtures, Extent : Moderate, Area Affected : 30%</i>						
		<i>Location : Throughout</i>						
<b>Fire Suppression</b>								
Chemical System								
No Component	90%							
Generic	10%			2019	\$200	1-3	\$400	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
		<i>Explanation : Fire Extinguishers</i>						

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

Print Date : 21-Sep-2017

**BROOKLYN PUBLIC LIBRARY - FY 2018**

**Asset Name** : **HIGHLAWN BRANCH LIBRARY**  
**Address** : **1664 WEST 13TH @KINGS HIGHWAY**  
**Borough** : **BROOKLYN**                      **Agency's Number** : **42**  
**Program / Asset #** : **BPL0H42.000 / 13252**                      **Yr Built/Renovated** : **1972 / 2005**  
**Area Sq Ft** : **7,500**                      **Project Type** : **BROOKLYN PUBLIC LIBRARY**  
**Date of Survey** : **11-Mar-2013**                      **Landmark Status** : **NONE**  
**Areas Surveyed** : **Basement, Roof, Floors 1**  
**Block** : **6618**                      **Lot** : **34**                      **BIN** : **3175253**

<b>CAPITAL</b>	<b>FY 2019 - 2022</b>	<b>FY 2023 - 2028</b>
Exterior Architecture		\$109,200
Electrical		\$68,500
Mechanical		\$190,000
<b>Total</b>		<b>\$367,700</b>
Importance Code A		\$109,200
Importance Code B		\$258,500
<b>Total</b>		<b>\$367,700</b>

<b>EXPENSE</b>	<b>FY 2019</b>	<b>FY 2020</b>	<b>FY 2021</b>	<b>FY 2022</b>
Exterior Architecture	\$16,900			
Interior Architecture	\$22,400	\$100	\$500	\$4,000
Electrical	\$6,700	\$200	\$300	\$200
Mechanical	\$900	\$2,200	\$1,500	\$8,100
<b>Total</b>	<b>\$46,900</b>	<b>\$2,600</b>	<b>\$2,300</b>	<b>\$12,300</b>
Importance Code A	\$17,400	\$400	\$400	\$400
Importance Code B	\$29,500	\$2,200	\$1,900	\$12,000
Importance Code C				
<b>Total</b>	<b>\$46,900</b>	<b>\$2,600</b>	<b>\$2,300</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.

**BROOKLYN PUBLIC LIBRARY - 038**  
**HIGHLAWN BRANCH LIBRARY**  
**Asset # : 13252**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</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>Exterior</b>								
<b>Exterior Walls</b>								
Masonry: Brick	70%			LIFE	**	5	\$13,200	
Masonry: Limestone	20%			LIFE	**	5	\$2,800	
Granite Panels	10%			LIFE	**	5	\$1,400	
<b>Windows</b>								
Aluminum	100%	0-2	\$6,000	2032	**	5	\$700	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Difficult To Open And Close</i>								
<b>Roof</b>								
Modified Bitumen	100%	0-2	\$10,900	2024	\$109,200			
<i>Blisters, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Lower Roof</i>								
<i>Ponding, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<b>Interior</b>								
<b>Floors</b>								
Carpet	70%	0-2	\$19,200	2025	\$95,900	3	\$11,100	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Cast in Place Concrete	5%			LIFE	**	5	\$1,200	
Ceramic Tile	5%			2033	**	5	\$500	
Sheet Vinyl/Rubber	10%	Now	\$3,200	2029	**	5	\$800	
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Staff Room</i>								
Vinyl Tile	10%			2029	**	3	\$400	
<b>Interior Walls</b>								
Ceramic Tile	5%			2033	**	5	\$300	
Concrete Masonry Unit	5%			LIFE	**	5	\$100	
Plaster	20%			LIFE	**	5	\$400	
SGFT/Glazed Masonry	70%			LIFE	**			
<b>Ceilings</b>								
AcousTileConcealSpLn	5%			2037	**	5	\$700	
AcousTileSusp.Lay-In	10%			2041	**	5	\$1,100	
Exposed Struc: Steel	5%			LIFE	**			
Plaster	80%			LIFE	**	5	\$5,300	

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</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>	

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.

**BROOKLYN PUBLIC LIBRARY - 038**  
**HIGHLAWN BRANCH LIBRARY**  
**Asset # : 13252**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</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>
<b>Under 600 Volts</b>								
<b>Service Equipment</b>								
Molded Case Bkrs	100%			2024	\$1,500	5	\$200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One Electrical Service Rated At 350 Amperes</i>								
<hr/>								
<b>Switchgear / Switchboard</b>								
Molded Case Bkrs	100%			2024	\$32,700	5	\$200	
<hr/>								
<b>Raceway</b>								
Conduit	90%			2024	\$28,600	1		
Conduit	10%			2050	**	1		
<hr/>								
<b>Panelboards</b>								
Molded Case Bkrs	80%			2023	\$12,100	5	\$200	
Molded Case Bkrs	20%			2046	**	5		
<hr/>								
<b>Wiring</b>								
Braided Cloth	20%	2-4	\$5,600	2049	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<hr/>								
Thermoplastic	70%			2024	\$19,700	1		
Thermoplastic	10%			2050	**	1		
<hr/>								
<b>Motor Controllers</b>								
Locally Mounted	100%			2041	**	5	\$100	
<hr/>								
<b>Ground</b>								
<b>Grounding Devices</b>								
Generic	100%			LIFE	**	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Connected To Main Water Pipe</i>								
<hr/>								
<b>Lighting</b>								
<b>Interior Lighting</b>								
Fluorescent	10%			2029	**	10	\$700	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<hr/>								
Fluorescent	90%			2024	\$68,500	10	\$6,200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : T-12 Lamps</i>								
<hr/>								
<b>Egress Lighting</b>								
Exit, Service	50%			2024	\$500	1		
Exit, Battery	50%			2024	\$1,700	10	\$300	
<hr/>								
<b>Exterior Lighting</b>								
HID	100%			2024	\$28,700	10		
<hr/>								
<b>Alarm</b>								
<b>Security System</b>								
No Component	80%							
Generic	20%			2024	\$4,600	1	\$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.

**BROOKLYN PUBLIC LIBRARY - 038**  
**HIGHLAWN BRANCH LIBRARY**  
**Asset # : 13252**

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

## Alarm

Fire/Smoke Detection

No Component

70%

Generic

30%

2024

\$23,600

1-3

\$1,400

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

## Heating

Energy Source

Natural Gas

100%

2044

\* \*

1

Conversion Equipment

Hot Water Boiler

100%

2037

\* \*

1

\$3,700

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

Distribution

Hot Wtr Piping/Pump

100%

2040

\* \*

4

\$600

Terminal Devices

Air Handler

75%

2029

\* \*

1

\$3,500

Convector/Radiator

25%

2029

\* \*

1

\$600

## Air Conditioning

Energy Source

Electricity

100%

2040

\* \*

1

Conversion Equipment

Int Pkg Unit - Heating/Cooling

100%

2025

\$151,300

2

\$500

*R-22 Refrigerant, Extent : Light, Area Affected : 100%**Location : Basement Equipment Room*

Heat Rejection

Dry Cooler

100%

2024

\$38,700

2

\$5,200

## Ventilation

Distribution

Ductwork/Diffusers

100%

LIFE

\* \*

2-5

\$4,200

Exhaust Fans

Interior

80%

2029

\* \*

2

\$200

Roof

20%

2029

\* \*

2

## Plumbing

H/C Water Piping

Brass/Copper

100%

2034

\* \*

1

Water Heater

Electric

100%

2022

\$6,300

4

Sanitary Piping

Cast Iron

100%

LIFE

\* \*

1

Storm Drain Piping

Cast Iron

100%

LIFE

\* \*

1

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

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

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

**BROOKLYN PUBLIC LIBRARY - 038**  
**HIGHLAWN BRANCH LIBRARY**  
**Asset # : 13252**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Plumbing								
Sump Pump(s)								
Non-Submersible	100%			2024	\$1,100	4	\$200	
Sewage Ejector(s)								
Electric	100%			2024	\$2,000	4	\$400	
Fixtures								
Generic	100%							

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

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

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



Print Date : 21-Sep-2017

**BROOKLYN PUBLIC LIBRARY - FY 2018**

**Asset Name** : JAMAICA BAY BRANCH LIBRARY  
**Address** : 9727 SEAVIEW AVE. @E. 98 STREET  
**Borough** : BROOKLYN Agency's Number : 81  
**Program / Asset #** : BPL0J81.000 / 13253 Yr Built/Renovated : 1973 / 2002  
**Area Sq Ft** : 7,852 Project Type : BROOKLYN PUBLIC LIBRARY  
**Date of Survey** : 19-Mar-2013 Landmark Status : NONE  
**Areas Surveyed** : Roof, Floors 1,1m  
**Block** : 8300 Lot : 1 BIN : 3234514

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Electrical		\$79,600
<b>Total</b>		<b>\$79,600</b>
Importance Code B		\$79,600
<b>Total</b>		<b>\$79,600</b>

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	\$20,500			
Interior Architecture		\$1,400		
Electrical	\$1,000	\$900	\$700	\$700
Mechanical	\$5,200	\$500	\$1,300	\$500
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
<b>Total</b>	<b>\$30,600</b>	<b>\$6,800</b>	<b>\$5,900</b>	<b>\$5,200</b>
Importance Code A	\$21,000	\$400	\$400	\$400
Importance Code B	\$9,600	\$6,400	\$5,500	\$4,800
<b>Total</b>	<b>\$30,600</b>	<b>\$6,800</b>	<b>\$5,900</b>	<b>\$5,200</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.

**BROOKLYN PUBLIC LIBRARY - 038**  
**JAMAICA BAY BRANCH LIBRARY**  
**Asset # : 13253**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</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>Exterior</b>								
Exterior Walls								
Concrete Masonry Unit	90%			LIFE	**	5	\$11,600	
Pre-Cast Concrete	3%			LIFE	**	5	\$2,000	
Window Wall	7%			2044	**	5	\$5,400	
Windows								
Glass Block	100%			LIFE	**	5	\$2,000	
Parapets								
Concrete Masonry Unit	95%			LIFE	**	5		
Pre-Cast Concrete	5%			LIFE	**	5		
Roof								
Modified Bitumen	100%			2029	**	10	\$17,800	
<b>Interior</b>								
Floors								
Ceramic Tile	5%			2033	**	5	\$600	
Vinyl Tile	95%			2029	**	3	\$4,200	
Interior Walls								
Concrete Masonry Unit	100%			LIFE	**	5		
Ceilings								
AcousTileSusp.Lay-In	90%			2037	**	5		
Gypsum Board	10%			LIFE	**	5		

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
Service Equipment								
Molded Case Bkrs	100%			2024	\$1,500	5	\$200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Closet In The Meeting Room</i>								
<i>Explanation : Main Service Switch Rated @ 400 Amperes</i>								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2024	\$32,700	5	\$200	
Raceway								
Conduit	20%			2044	**	1		
Conduit	80%			2024	\$25,400	1		
Panelboards								
Molded Case Bkrs	20%			2040	**	5		
Molded Case Bkrs	80%			2023	\$12,100	5	\$200	
Wiring								
Thermoplastic	30%			2044	**	1		
Thermoplastic	70%			2024	\$19,700	1		
Motor Controllers								
Locally Mounted	30%			2037	**	5		
Locally Mounted	70%			2029	**	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.*

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

**BROOKLYN PUBLIC LIBRARY - 038**  
**JAMAICA BAY BRANCH LIBRARY**  
**Asset # : 13253**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</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>
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$100	
Lighting								
Interior Lighting								
Fluorescent	10%			2024	\$8,000	10	\$700	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Reading Area</i>						
		<i>Explanation : Compact Fluorescent Light Fixtures</i>						
Fluorescent	90%			2024	\$71,700	10	\$6,500	
		<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
Egress Lighting								
Emergency, Battery	50%			2024	\$5,400	10	\$900	
Exit, LED	50%			2039	**	1		
Exterior Lighting								
HID	100%			2024	\$30,000	10		
Alarm								
Security System								
Generic	100%			2032	**	1	\$2,900	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : C C T V Surveillance Cameras</i>						
Fire/Smoke Detection								
Generic	100%			2032	**	1-3	\$4,800	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : Strobe Lights, Manual Pull Stations, Horns And Alarm Bells</i>						

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</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%			2044	**	1		
Conversion Equipment								
Furnace	65%			2029	**	1	\$2,500	
		<i>Other Observation, Extent : Light, Area Affected : 65%</i>						
		<i>Location : Roof</i>						
		<i>Explanation : 4 Package Units</i>						
Hot Water Boiler	35%			2037	**	1	\$1,400	
		<i>Other Observation, Extent : Light, Area Affected : 35%</i>						
		<i>Location : 1st Floor Boiler Room</i>						
		<i>Explanation : 2 Units</i>						
Distribution								
Hot Wtr Piping/Pump	35%			2040	**	4	\$200	
No Component	65%							

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

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

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

**BROOKLYN PUBLIC LIBRARY - 038**  
**JAMAICA BAY BRANCH LIBRARY**  
**Asset # : 13253**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Heating</b>								
Terminal Devices								
Convector/Radiator	35%			2037	**	1	\$900	
No Component	65%							
<b>Air Conditioning</b>								
Energy Source								
Electricity	100%			2040	**	1		
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	100%			2029	**	2	\$500	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : 4 Package Units</i>								
<b>Ventilation</b>								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$4,400	
Exhaust Fans								
Roof	100%			2029	**	2	\$200	
<b>Plumbing</b>								
H/C Water Piping								
Brass/Copper	100%			2034	**	1		
Water Heater								
Gas Fired	100%			2019	\$4,500	2	\$100	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Fixtures								
Generic	100%							

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

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

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

Print Date : 21-Sep-2017

**BROOKLYN PUBLIC LIBRARY - FY 2018**

**Asset Name** : KENSINGTON BRANCH LIBRARY  
**Address** : 4211 18TH AVENUE @ SETON PL.  
**Borough** : BROOKLYN **Agency's Number** : N/A  
**Program / Asset #** : BPL0K43.000 / 14461 **Yr Built/Renovated** : 2010 /  
**Area Sq Ft** : 19,897 **Project Type** : BROOKLYN PUBLIC LIBRARY  
**Date of Survey** : 08-Mar-2013 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2  
**Block** : 5416 **Lot** : 14 **BIN** : 3801250

<b>CAPITAL</b>	<b>FY 2019 - 2022</b>	<b>FY 2023 - 2028</b>
Exterior Architecture	\$113,700	\$42,600
<b>Total</b>	<b>\$113,700</b>	<b>\$42,600</b>
Importance Code A	\$113,700	\$42,600
<b>Total</b>	<b>\$113,700</b>	<b>\$42,600</b>

<b>EXPENSE</b>	<b>FY 2019</b>	<b>FY 2020</b>	<b>FY 2021</b>	<b>FY 2022</b>
Exterior Architecture		\$20,100	\$3,800	\$14,500
Interior Architecture		\$1,100	\$3,200	\$13,000
Electrical	\$1,300	\$1,800	\$1,800	\$22,000
Mechanical	\$1,700	\$5,600	\$3,300	\$5,300
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
<b>Total</b>	<b>\$7,000</b>	<b>\$32,500</b>	<b>\$16,000</b>	<b>\$58,800</b>
Importance Code A	\$1,000	\$21,100	\$4,800	\$15,500
Importance Code B	\$6,000	\$11,400	\$11,200	\$43,400
Importance Code C				
<b>Total</b>	<b>\$7,000</b>	<b>\$32,500</b>	<b>\$16,000</b>	<b>\$58,800</b>



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

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

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

**BROOKLYN PUBLIC LIBRARY - 038**  
**KENSINGTON BRANCH LIBRARY**  
**Asset # : 14461**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</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>Exterior</b>								
<b>Exterior Walls</b>								
Concrete Masonry Unit	5%			LIFE	**	5	\$900	
<i>Recent Construction, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Metal Panel	80%			2050	**	5-10	\$156,300	
Window Wall	15%			2050	**	5	\$16,000	
<b>Windows</b>								
Aluminum	95%			2046	**	5	\$5,700	
Metal Louvers	5%			2037	**	10	\$1,900	
<b>Parapets</b>								
Masonry: Brick	85%			LIFE	**	5	\$1,600	
Masonry: Limestone	10%			LIFE	**	5	\$200	
Metal Rail	5%			2041	**	5-10	\$1,700	
<b>Roof</b>								
Single Ply Membrane	80%			2032	**	10	\$14,500	
Skylight, Metal/Glass	20%			2050	**	10	\$12,100	
<b>Interior</b>								
<b>Floors</b>								
Cast in Place Concrete	5%			LIFE	**	5	\$3,300	
Ceramic Tile	5%			2037	**	5	\$1,500	
Panel/Paver: Cer/Brk	5%			2046	**	5	\$3,400	
Sheet Vinyl/Rubber	55%			2032	**	5	\$24,600	
Vinyl Tile	30%			2032	**	3	\$3,400	
<b>Interior Walls</b>								
Concrete Masonry Unit	5%			LIFE	**	5	\$700	
Gypsum Board	80%			LIFE	**	5	\$17,200	
Plaster	10%			LIFE	**	5	\$1,100	
Wood	5%			LIFE	**	5	\$7,200	
<b>Ceilings</b>								
AcousTileSusp.Lay-In	10%			2041	**	5	\$3,000	
Exposed Struc: Steel	5%			LIFE	**			
Gypsum Board	45%			LIFE	**	5	\$16,800	
Plaster	40%			LIFE	**	5	\$7,400	
<b>Electrical</b>								
<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								

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

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

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

**BROOKLYN PUBLIC LIBRARY - 038**  
**KENSINGTON BRANCH LIBRARY**  
**Asset # : 14461**

<b>Electrical</b>	<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</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>
<b>Under 600 Volts</b>								
Service Equipment								
Fused Disc Sw	50%			2050	**	5		
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Electrical Room</i>							
	<i>Explanation : One 1600 Amperes Main Disconnect Switch</i>							
Fused Disc Sw	50%			2050	**	5		
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Electrical Room</i>							
	<i>Explanation : One 100 Amperes Main Disconnect Switch For Emergency</i>							
Switchgear / Switchboard								
Fused Disc Sw	100%			2050	**	5	\$100	
Raceway								
Conduit	100%			2050	**	1		
Panelboards								
Fused Disc Sw	5%			2046	**	5		
Molded Case Bkrs	95%			2046	**	5	\$500	
Wiring								
Thermoplastic	100%			2050	**	1		
Motor Controllers								
Locally Mounted	50%			2041	**	5	\$100	
Motor Control Center	50%			2041	**	5	\$300	
<b>Ground</b>								
Grounding Devices								
Generic	100%			LIFE	**	5	\$300	
<b>Lighting</b>								
Interior Lighting								
Fluorescent	10%			2032	**	10	\$1,800	
	<i>T-5 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Hallway, Lobby And Meeting Room</i>							
Fluorescent	90%			2032	**	10	\$16,400	
	<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout The Building</i>							
Egress Lighting								
Emergency, Battery	50%			2032	**	10	\$2,400	
Exit, LED	50%			2059	**	1		
Exterior Lighting								
HID	100%			2032	**	10	\$100	
<b>Alarm</b>								
Security System								
No Component	70%							
Generic	30%			2032	**	1	\$2,200	
Fire/Smoke Detection								
Generic	100%			2032	**	1-3	\$12,300	

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.

**BROOKLYN PUBLIC LIBRARY - 038**  
**KENSINGTON BRANCH LIBRARY**  
**Asset # : 14461**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</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>
<b>Heating</b>								
Energy Source								
Natural Gas	100%			2050	**	1		
Conversion Equipment								
Furnace	70%			2032	**	1	\$6,900	
		<i>Other Observation, Extent : Light, Area Affected : 70%</i>						
		<i>Location : 2 Are On Lower Roof, 1 Is On Higher Roof</i>						
		<i>Explanation : 3 Package Units</i>						
Hot Water Boiler	30%			2041	**	1	\$3,000	
		<i>Other Observation, Extent : Light, Area Affected : 30%</i>						
		<i>Location : Basement Boiler Room</i>						
		<i>Explanation : 2 Units</i>						
Distribution								
Hot Wtr Piping/Pump	30%			2046	**	4	\$300	
No Component	70%							
Terminal Devices								
Convactor/Radiator	30%			2041	**	1	\$1,900	
No Component	70%							
<b>Air Conditioning</b>								
Energy Source								
Electricity	100%			2046	**	1		
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	100%			2032	**	2	\$1,200	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : 2 Are On Lower Roof, 1 Is On Higher Roof</i>						
		<i>Explanation : 3 Package Units</i>						
Heat Rejection								
Air Cooled Condenser Unit	100%			2032	**	2	\$13,900	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Higher Roof</i>						
		<i>Explanation : 3 Units</i>						
<b>Ventilation</b>								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$11,100	
Exhaust Fans								
Roof	100%			2032	**	2	\$600	
<b>Plumbing</b>								
H/C Water Piping								
Brass/Copper	100%			2050	**	1		
Water Heater								
Gas Fired	100%			2023	\$11,500	2	\$300	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		

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

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

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



**BROOKLYN PUBLIC LIBRARY - 038**  
**KENSINGTON BRANCH LIBRARY**  
**Asset # : 14461**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</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>Plumbing</b>								
Sewage Ejector(s) Electric	100%			2032	* *	4	\$1,200	
Backflow Preventer Generic	100%			2032	* *	1	\$1,200	
Fixtures Generic	100%							
<b>Vertical Transport</b>								
Elevators Hydraulic	100%			LIFE	* *			
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : B, 1, 2</i>						
		<i>Explanation : 1 Unit</i>						
<b>Fire Suppression</b>								
Sprinkler Generic	100%			2050	* *	1-2	\$5,600	

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

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

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

Print Date : 21-Sep-2017

**BROOKLYN PUBLIC LIBRARY - FY 2018**

**Asset Name** : KINGS BAY BRANCH LIBRARY  
**Address** : 3650 NOSTRAND AVE. NEAR AVENUE W  
**Borough** : BROOKLYN **Agency's Number** : 44  
**Program / Asset #** : BPL0K44.000 / 13254 **Yr Built/Renovated** : 1962 / 1999  
**Area Sq Ft** : 14,885 **Project Type** : BROOKLYN PUBLIC LIBRARY  
**Date of Survey** : 11-Mar-2013 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1  
**Block** : 7405 **Lot** : 920 **BIN** : 3202630

<b>CAPITAL</b>	<b>FY 2019 - 2022</b>	<b>FY 2023 - 2028</b>
Exterior Architecture	\$142,200	\$154,000
Electrical		\$46,900
<b>Total</b>	<b>\$142,200</b>	<b>\$200,800</b>
Importance Code A	\$142,200	\$154,000
Importance Code B		\$46,900
<b>Total</b>	<b>\$142,200</b>	<b>\$200,800</b>

<b>EXPENSE</b>	<b>FY 2019</b>	<b>FY 2020</b>	<b>FY 2021</b>	<b>FY 2022</b>
Exterior Architecture	\$2,400			
Interior Architecture	\$500	\$2,700		\$10,100
Electrical	\$15,400	\$600	\$400	\$400
Mechanical	\$3,100	\$1,000	\$4,200	\$700
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
<b>Total</b>	<b>\$25,400</b>	<b>\$8,200</b>	<b>\$8,600</b>	<b>\$15,200</b>
Importance Code A	\$3,200	\$700	\$700	\$700
Importance Code B	\$22,200	\$7,500	\$7,900	\$14,500
Importance Code C				
<b>Total</b>	<b>\$25,400</b>	<b>\$8,200</b>	<b>\$8,600</b>	<b>\$15,200</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.

**BROOKLYN PUBLIC LIBRARY - 038**  
**KINGS BAY BRANCH LIBRARY**  
**Asset # : 13254**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Exterior</b>								
Exterior Walls								
Masonry: Brick	25%			LIFE	**	5	\$5,800	
Masonry: Brick	70%	0-2	\$49,800	LIFE	**	5	\$16,300	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : North, South And East Facade</i>								
<i>Spalling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Masonry: Granite	5%			LIFE	**	5	\$900	
<b>Windows</b>								
Aluminum	70%	0-2	\$2,400	2032	**	5	\$300	
<i>Water Penetration, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : West Facade, Staff Work Room</i>								
Glass Block	30%			LIFE	**	5	\$200	
<b>Roof</b>								
Modified Bitumen	100%	0-2	\$92,400	2024	\$154,000			1
<i>Blisters, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<b>Interior</b>								
Floors								
Ceramic Tile	5%			2033	**	5	\$1,100	
Vinyl Tile	95%			2029	**	3	\$8,000	
Interior Walls								
Gypsum Board	100%			LIFE	**	5	\$4,500	
Ceilings								
AcousTileSusp.Lay-In	90%			2037	**	5	\$20,200	
Gypsum Board	10%	Now	\$500	LIFE	**	5	\$2,800	
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : North Side At Mezzanine Below Duct</i>								

<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>
<b>Under 600 Volts</b>								
Service Equipment								
Fused Disc Sw	100%			2044	**	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 2- 400 Amperes</i>								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2044	**	5	\$400	
Raceway								
Conduit	100%			2044	**	1		

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Estimates are rounded to the nearest hundred dollars.

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

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**BROOKLYN PUBLIC LIBRARY - 038**  
**KINGS BAY BRANCH LIBRARY**  
**Asset # : 13254**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</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>
<b>Under 600 Volts</b>								
<b>Panelboards</b>								
Fused Disc Sw	2%			2040	**	5		
Molded Case Bkrs	98%			2040	**	5	\$400	
<b>Wiring</b>								
Thermoplastic	100%			2044	**	1		
<b>Motor Controllers</b>								
Locally Mounted	100%			2037	**	5	\$100	
<b>Ground</b>								
<b>Grounding Devices</b>								
Generic	100%			LIFE	**	5	\$200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Water Main</i>								
<b>Lighting</b>								
<b>Interior Lighting</b>								
Fluorescent	95%			2029	**	10	\$13,000	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
HID	5%			2029	**	10		
<b>Egress Lighting</b>								
Emergency, Battery	50%			2029	**	10	\$1,800	
Exit, Service	50%			2029	**	1		
<b>Exterior Lighting</b>								
HID	100%			2029	**	10		
<b>Alarm</b>								
<b>Security System</b>								
No Component	80%							
Generic	20%			2024	\$9,100	1	\$1,100	
<b>Fire/Smoke Detection</b>								
No Component	70%							
Generic	30%			2024	\$46,900	1-3	\$2,700	

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</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>
<b>Heating</b>								
<b>Energy Source</b>								
Natural Gas	100%			2044	**	1		
<b>Conversion Equipment</b>								
Furnace	100%			2029	**	1	\$7,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : 2 Package Units</i>								
<b>Air Conditioning</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.*

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

**BROOKLYN PUBLIC LIBRARY - 038**  
**KINGS BAY BRANCH LIBRARY**  
**Asset # : 13254**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</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>
<b>Air Conditioning</b>								
Energy Source								
Electricity	100%			2040	**	1		
<b>Conversion Equipment</b>								
Ext Pkg Unit - Heating/Cooling	100%			2029	**	2	\$900	
			<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Roof</i>					
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Roof</i>					
			<i>Explanation : 2 Package Units</i>					
<b>Heat Rejection</b>								
Air Cooled Condenser Unit	100%			2029	**	2	\$10,400	
<b>Ventilation</b>								
<b>Distribution</b>								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$8,300	
<b>Exhaust Fans</b>								
Roof	100%			2029	**	2	\$500	
<b>Plumbing</b>								
<b>H/C Water Piping</b>								
Brass/Copper	100%			2044	**	1		
<b>Water Heater</b>								
Electric	100%			2023	\$12,400	4	\$100	
<b>Sanitary Piping</b>								
Cast Iron	100%			LIFE	**	1		
<b>Storm Drain Piping</b>								
Cast Iron	100%			LIFE	**	1		
<b>Sewage Ejector(s)</b>								
Electric	100%			2024	\$4,100	4	\$900	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Basement Mechanical Equipment Room</i>					
			<i>Explanation : 1 Unit</i>					
<b>Fixtures</b>								
Generic	100%							
<b>Vertical Transport</b>								
<b>Elevators</b>								
Hydraulic	100%			LIFE	**			
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : B, 1, 2</i>					
			<i>Explanation : 1 Unit</i>					

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Print Date : 21-Sep-2017

**BROOKLYN PUBLIC LIBRARY - FY 2018**

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

<b>CAPITAL</b>	<b>FY 2019 - 2022</b>	<b>FY 2023 - 2028</b>
Exterior Architecture	\$91,100	
Interior Architecture	\$44,100	
Mechanical		\$288,400
<b>Total</b>	<b>\$135,200</b>	<b>\$288,400</b>
Importance Code A	\$91,100	
Importance Code B		\$288,400
Importance Code C	\$44,100	
<b>Total</b>	<b>\$135,200</b>	<b>\$288,400</b>

<b>EXPENSE</b>	<b>FY 2019</b>	<b>FY 2020</b>	<b>FY 2021</b>	<b>FY 2022</b>
Exterior Architecture	\$40,600	\$2,300		
Interior Architecture	\$20,800	\$3,600		
Electrical	\$700	\$900	\$1,100	\$700
Mechanical	\$7,200	\$3,400	\$7,100	\$16,600
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
<b>Total</b>	<b>\$73,200</b>	<b>\$14,200</b>	<b>\$12,100</b>	<b>\$21,200</b>
Importance Code A	\$41,800	\$3,500	\$1,200	\$1,200
Importance Code B	\$31,400	\$10,600	\$10,900	\$20,100
Importance Code C				
<b>Total</b>	<b>\$73,200</b>	<b>\$14,200</b>	<b>\$12,100</b>	<b>\$21,200</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.

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

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	
<b>Exterior</b>								
<b>Exterior Walls</b>								
Masonry: Brick	90%	0-2	\$91,100	LIFE	**	5	\$29,800	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 5%</i>								
<i>Location : Kitchen And Office In Basement</i>								
Masonry: Limestone	2%			LIFE	**	5	\$500	
Metal Panel	5%			2044	**	5-10	\$11,400	
Window Wall	3%			2044	**	5	\$3,700	
<b>Windows</b>								
Aluminum	100%			2040	**	5	\$4,600	
<b>Parapets</b>								
Masonry: Brick	80%	Now	\$18,500	LIFE	**	5	\$3,200	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Spalling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Masonry: Limestone	15%	0-2	\$3,200	LIFE	**	5	\$700	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Metal Panel	5%			2044	**	5	\$800	
<b>Roof</b>								
Modified Bitumen	100%	Now	\$13,500	2029	**			
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Over First Floor</i>								
<i>Patching Evident, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<b>Interior</b>								
<b>Floors</b>								
Cast in Place Concrete	10%			LIFE	**	5	\$7,800	
Ceramic Tile	5%	4+	\$3,500	2033	**	5	\$900	
<i>Worn/Eroded, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Public Bathrooms</i>								
Terrazzo	5%	Now	\$4,200	LIFE	**	5	\$1,400	
<i>Ponding, Extent : Light, Area Affected : 5%</i>								
<i>Location : By Exit Door On First Floor</i>								
<i>Other Observation, Extent : Light, Area Affected : 10%</i>								
<i>Location : By Exit Door On First Floor</i>								
<i>Explanation : Water Penetrates From The Outside During Heavy Rain, Flooding This Area</i>								
Vinyl Tile	80%			2029	**	3	\$10,700	

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.

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

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</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>
<b>Interior</b>								
<b>Interior Walls</b>								
Glass: Single Pane	5%			LIFE	**	5	\$2,100	
Gypsum Board	20%			LIFE	**	5	\$6,800	
Masonry: Fieldstone	5%			LIFE	**			
Plaster	50%			LIFE	**	5	\$8,400	
SGFT/Glazed Masonry	20%	0-2	\$44,100	LIFE	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Kitchen And Office In Basement</i>								
<b>Ceilings</b>								
AcousTileSusp.Lay-In	45%	Now	\$13,100	2037	**	5	\$8,000	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : 2nd Floor By Stair B, Auditorium, Basement By Elevator And Elevator Room</i>								
Exposed Concrete	25%			LIFE	**	5	\$1,400	
Plaster	25%			LIFE	**	5	\$5,600	
Wood	5%			LIFE	**	5	\$15,600	

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</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>
<b>Under 600 Volts</b>								
<b>Service Equipment</b>								
Fused Disc Sw	100%			2050	**	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 1200 Amperes Main Disconnect Switch</i>								
<b>Switchgear / Switchboard</b>								
Fused Disc Sw	100%			2050	**	5	\$100	
<b>Raceway</b>								
Conduit	100%			2054	**	1		
<b>Panelboards</b>								
Fused Disc Sw	5%			2046	**	5		
Molded Case Bkrs	95%			2046	**	5	\$600	
<b>Wiring</b>								
Thermoplastic	100%			2054	**	1		
<b>Motor Controlllers</b>								
Locally Mounted	100%			2041	**	5	\$200	
<b>Ground</b>								
<b>Grounding Devices</b>								
Generic	100%			LIFE	**	5	\$400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Water Main</i>								

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

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Lighting</b>								
Interior Lighting Fluorescent	85%			2034	**	10	\$18,600	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
		<i>Explanation : Using T-8 Lamps</i>						
Fluorescent	15%			2034	**	10	\$3,300	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
		<i>Explanation : Using T-5 Lamps</i>						
Egress Lighting Emergency, Service	50%			2034	**	1		
Exit, Service	50%			2034	**	1		
Exterior Lighting HID	100%			2034	**	10	\$100	
<b>Alarm</b>								
Security System No Component	70%							
Generic	30%			2032	**	1	\$2,700	
Fire/Smoke Detection No Component	70%							
Generic	30%			2032	**	1-3	\$4,400	
<b>Mechanical</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>
<b>Heating</b>								
Energy Source Natural Gas	100%			2044	**	1		
Conversion Equipment Hot Water Boiler	100%			2037	**	1	\$11,800	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement Boiler Room</i>						
		<i>Explanation : 2 Units</i>						
Distribution Hot Wtr Piping/Pump	100%			2040	**	4	\$1,800	
Terminal Devices Air Handler	40%			2029	**	1	\$5,900	
Convactor/Radiator	60%			2037	**	1	\$4,600	
<b>Air Conditioning</b>								
Energy Source Electricity	100%			2040	**	1		

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

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

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

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

Mechanical	Current Repair		Future Replacement		Maintenance		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Conversion Equipment								
Int Pkg Unit - Heating/Cooling	60%			2025	\$288,400	2	\$900	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 60%</i>								
<i>Location : Penthouse And 2nd Floor M E R</i>								
Exterior Pkg Unit - Cooling	40%			2029	**	2	\$600	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 40%</i>								
<i>Location : Roof</i>								
Heat Rejection								
Air Cooled Condenser Unit	60%			2029	**	2	\$10,000	
No Component	40%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$13,300	
Exhaust Fans								
Interior	95%			2032	**	2	\$700	
Roof	5%			2029	**	2		
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2044	**	1		
Water Heater								
Gas Fired	100%			2022	\$13,800	2	\$300	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%	0-2	\$2,400	LIFE	**	1		
<i>Other Observation, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : South Exit</i>								
<i>Explanation : Sewage Piping Is Under Sized Causing Water To Backup When It Rains</i>								
Sewage Ejector(s)								
Electric	100%			2029	**	4	\$900	
Backflow Preventer								
Generic	100%			2029	**	1	\$1,500	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : B-2</i>								
<i>Explanation : 1 Unit</i>								
Fire Suppression								
Sprinkler								
No Component	70%							
Generic	30%			2044	**	1-2	\$2,000	

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

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

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

Print Date : 21-Sep-2017

**BROOKLYN PUBLIC LIBRARY - FY 2018**

Asset Name : LEONARD BRANCH LIBRARY  
Address : 81 DEVOE ST. @LEONARD ST.  
Borough : BROOKLYN Agency's Number : 46  
Program / Asset # : BPL0L46.000 / 13255 Yr Built/Renovated : 1908 / 1986  
Area Sq Ft : 10,688 Project Type : BROOKLYN PUBLIC LIBRARY  
Date of Survey : 01-Mar-2013 Landmark Status : NONE  
Areas Surveyed : Basement, Roof, Floors 1,Mez  
Block : 2762 Lot : 21 BIN : 3068818

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Exterior Architecture	\$182,300	
Interior Architecture		\$112,900
Electrical	\$10,800	
Mechanical	\$426,200	
<b>Total</b>	<b>\$619,300</b>	<b>\$112,900</b>
Importance Code A	\$260,400	
Importance Code B	\$358,900	\$112,900
<b>Total</b>	<b>\$619,300</b>	<b>\$112,900</b>

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	\$62,700			
Interior Architecture	\$19,400		\$1,400	\$600
Electrical	\$46,900	\$1,200	\$1,000	\$9,800
Mechanical	\$10,200	\$2,200	\$4,600	\$34,700
<b>Total</b>	<b>\$139,300</b>	<b>\$3,400</b>	<b>\$7,000</b>	<b>\$45,100</b>
Importance Code A	\$63,300	\$500	\$500	\$500
Importance Code B	\$75,700	\$2,800	\$6,500	\$44,600
Importance Code C	\$300			
<b>Total</b>	<b>\$139,300</b>	<b>\$3,400</b>	<b>\$7,000</b>	<b>\$45,100</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.

**BROOKLYN PUBLIC LIBRARY - 038**  
**LEONARD BRANCH LIBRARY**  
**Asset # : 13255**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%	0-2	\$17,000	LIFE	**	5	\$8,100	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	90%	0-2	\$113,600	LIFE	**	5	\$18,600	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Spalling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Masonry: Limestone	5%	0-2	\$11,400	LIFE	**	5	\$800	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Building Base</i>								
Windows								
Aluminum	90%	Now	\$68,600	2049	**	5	\$800	
<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Steel	10%	Now	\$9,500	2049	**	5	\$1,100	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Basement</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Basement</i>								
<i>Unit Inoperable, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Basement</i>								
Parapets								
Masonry: Limestone	15%	Now	\$900	LIFE	**	5	\$200	
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Over Main Entry</i>								
Metal Rail	5%			2029	**	5-10	\$1,000	
No Component	80%							
Roof								
Modified Bitumen	50%			2029	**	10	\$8,600	
Slate	50%	Now	\$14,700	LIFE	**			
<i>Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$3,400	
Ceramic Tile	5%			2027		5	\$800	
Vinyl Tile	10%	Now	\$4,000	2024		3	\$600	
<i>Loose Units, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Poor Subfloor Evident, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Vinyl Tile	75%			2024		3	\$4,300	

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.

**BROOKLYN PUBLIC LIBRARY - 038**  
**LEONARD BRANCH LIBRARY**  
**Asset # : 13255**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</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>
<b>Interior</b>								
<b>Interior Walls</b>								
Ceramic Tile	5%			2033	**	5	\$700	
Concrete Masonry Unit	10%			LIFE	**	5	\$600	
Masonry: Brick	10%			LIFE	**			
Plaster	70%			LIFE	**	5	\$3,100	
Plaster	5%	Now	\$300	LIFE	**	5	\$200	
<i>Paint Peeling, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Meeting Room</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Basement</i>								
<hr/>								
<b>Ceilings</b>								
AcousTileConcealSpLn	60%	0-2	\$15,200	2037	**	5	\$5,800	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Meeting Room</i>								
<i>Loose/Delam Surface, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : First Floor, Basement</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : First Floor</i>								
<hr/>								
Exposed Concrete	20%			LIFE	**	5	\$500	
Plaster	20%			LIFE	**	5	\$1,900	

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</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>
<b>Under 600 Volts</b>								
<b>Service Equipment</b>								
Fused Disc Sw	100%			2024	\$1,500	5		
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Switch Rated @ 400 Amperes</i>								
<hr/>								
<b>Switchgear / Switchboard</b>								
Molded Case Bkrs	100%			2024	\$32,700	5	\$300	
<hr/>								
<b>Raceway</b>								
Conduit	95%			2024	\$30,200	1		
Conduit	5%			2044	**	1		
<hr/>								
<b>Panelboards</b>								
Fused Disc Sw	5%			2023	\$800	5		
Molded Case Bkrs	95%			2023	\$14,400	5	\$300	
<hr/>								
<b>Wiring</b>								
Braided Cloth	95%	2-4	\$26,700	2049	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<hr/>								
Thermoplastic	5%			2044	**	1		
<hr/>								
<b>Motor Controllers</b>								
Locally Mounted	100%			2029	**	5	\$100	

**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.*

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**BROOKLYN PUBLIC LIBRARY - 038**  
**LEONARD BRANCH LIBRARY**  
**Asset # : 13255**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</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>
<b>Ground</b>								
Grounding Devices Generic	100%	2-4	\$9,600	LIFE	**	5	\$200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Main Water Pipe</i>								
<i>Explanation : Corroded</i>								
<b>Lighting</b>								
Interior Lighting Fluorescent	90%			2032	**	10	\$8,800	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	10%			2019	\$10,800	10	\$1,000	
<i>T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Book Shelves Area</i>								
Egress Lighting Emergency, Battery	50%			2029	**	10	\$1,300	
Exit, Service	50%			2029	**	1		
Exterior Lighting Fluorescent	20%			2019	\$6,900	10	\$200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Front Of The Building</i>								
<i>Explanation : C F L Lamps In Use</i>								
HID	80%			2024	\$32,700	10		
<b>Alarm</b>								
Security System Generic	100%			2032	**	1	\$4,000	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : C C T V Surveillance Cameras</i>								
Fire/Smoke Detection Generic	100%			2032	**	1-3	\$6,600	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Smoke Detectors, Manual Pull Station, Strobe Lights</i>								

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</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>
<b>Heating</b>								
Energy Source Natural Gas	100%			2034	**	1		
Conversion Equipment Hot Water Boiler	100%			2022	\$78,200	1	\$5,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : 1 Unit</i>								

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

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

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**BROOKLYN PUBLIC LIBRARY - 038**  
**LEONARD BRANCH LIBRARY**  
**Asset # : 13255**

Mechanical System Component Type	Current Repair		Future Replacement		Maintenance		Priority
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	
Heating							
Distribution							
Hot Wtr Piping/Pump	100%			2023	\$15,800	4	\$800
Terminal Devices							
Air Handler	40%			2019	\$57,000	1	\$2,600
Convactor/Radiator	60%			2022	\$32,600	1	\$2,100
Air Conditioning							
Energy Source							
Electricity	100%			2032	* *	1	
Conversion Equipment							
Reciprocating Compr/Chiller	100%			2019	\$86,100	1	\$5,000
<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>							
<i>Location : Basement</i>							
Terminal Devices							
Air Handler/Cool/Ht	100%			2019	\$113,700	1	\$6,600
Heat Rejection							
Dry Cooler	100%			2019	\$55,100	2	\$7,400
Ventilation							
Distribution							
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$6,000
Exhaust Fans							
Interior	100%			2019	\$36,100	2	\$300
Plumbing							
H/C Water Piping							
Brass/Copper	100%			2034	* *	1	
Water Heater							
Gas Fired	100%			2019	\$6,200	2	\$200
Sanitary Piping							
Cast Iron	100%			LIFE	* *	1	
Storm Drain Piping							
Cast Iron	100%			LIFE	* *	1	
Fixtures							
Generic	100%						

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

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

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

Print Date : 21-Sep-2017

**BROOKLYN PUBLIC LIBRARY - FY 2018**

**Asset Name** : MACON BRANCH LIBRARY  
**Address** : 361 LEWIS AVE. @ MACON ST.  
**Borough** : BROOKLYN **Agency's Number** : 47  
**Program / Asset #** : BPL0M47.000 / 13256 **Yr Built/Renovated** : 1907 / 2008  
**Area Sq Ft** : 12,960 **Project Type** : BROOKLYN PUBLIC LIBRARY  
**Date of Survey** : 14-Mar-2013 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,Mez  
**Block** : 1665 **Lot** : 1 **BIN** : 3046408

<b>CAPITAL</b>	<b>FY 2019 - 2022</b>	<b>FY 2023 - 2028</b>
Exterior Architecture	\$204,300	
<b>Total</b>	<b>\$204,300</b>	
Importance Code A	\$204,300	
<b>Total</b>	<b>\$204,300</b>	

<b>EXPENSE</b>	<b>FY 2019</b>	<b>FY 2020</b>	<b>FY 2021</b>	<b>FY 2022</b>
Exterior Architecture	\$56,800	\$7,800		
Interior Architecture	\$6,800	\$600		\$3,000
Electrical	\$900	\$1,200	\$1,100	\$14,400
Mechanical	\$1,300	\$1,600	\$2,400	\$8,800
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
<b>Total</b>	<b>\$69,700</b>	<b>\$15,200</b>	<b>\$7,400</b>	<b>\$30,100</b>
Importance Code A	\$57,500	\$8,500	\$600	\$600
Importance Code B	\$12,300	\$6,700	\$6,800	\$29,500
Importance Code C				
<b>Total</b>	<b>\$69,700</b>	<b>\$15,200</b>	<b>\$7,400</b>	<b>\$30,100</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.

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**BROOKLYN PUBLIC LIBRARY - 038**  
**MACON BRANCH LIBRARY**  
**Asset # : 13256**

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	
<b>Exterior</b>								
<b>Exterior Walls</b>								
Masonry: Brick	85%	Now	\$97,300	LIFE	**	5	\$10,600	
<i>Spalling, Extent : Light, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
Masonry: Limestone	15%	Now	\$23,000	LIFE	**	5	\$1,400	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : South Facade</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Cornice</i>								
<b>Windows</b>								
Aluminum	60%			2040	**	5	\$2,000	
Wood	40%			2040	**	5	\$13,700	
<b>Parapets</b>								
Masonry: Brick	50%	Now	\$33,800	LIFE	**	5	\$1,900	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Spalling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Masonry: Limestone	50%	Now	\$61,400	LIFE	**	5	\$2,400	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<b>Roof</b>								
Metal Panel	5%			2037	**	10	\$1,700	
Modified Bitumen	25%			2024		10	\$4,800	
Slate	70%	Now	\$45,700	LIFE	**			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : East Side Of Roof</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : East Side Of Roof</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Various Locations Throughout</i>								
<b>Interior</b>								
<b>Floors</b>								
Cast in Place Concrete	5%			LIFE	**	5	\$1,800	
Ceramic Tile	5%			2033	**	5	\$800	
Panel/Paver: Cer/Brk	5%			2032	**	5	\$1,900	
Sheet Vinyl/Rubber	55%			2029	**	5	\$13,600	
Vinyl Tile	30%			2029	**	3	\$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.

**BROOKLYN PUBLIC LIBRARY - 038**  
**MACON BRANCH LIBRARY**  
**Asset # : 13256**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</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>
<b>Interior</b>								
<b>Interior Walls</b>								
Ceramic Tile	5%			2033	**	5	\$1,100	
Gypsum Board	30%			LIFE	**	5	\$4,000	
Plaster	50%			LIFE	**	5	\$3,300	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Stairway</i>								
Wood	15%			LIFE	**	5	\$13,400	
<b>Ceilings</b>								
AcousTileSusp.Lay-In	25%			2037	**	5	\$4,100	
Gypsum Board	10%			LIFE	**	5	\$2,100	
Plaster	65%			LIFE	**	5	\$6,700	
<b>Electrical</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>
<b>Under 600 Volts</b>								
<b>Service Equipment</b>								
Air Circuit Breaker	100%			2050	**	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 800 Amperes Main Disconnect Switch</i>								
<b>Switchgear / Switchboard</b>								
Air Circuit Breaker	100%			2050	**	5	\$100	
<b>Raceway</b>								
Conduit	100%			2050	**	1		
<b>Panelboards</b>								
Fused Disc Sw	5%			2046	**	5		
Molded Case Bkrs	95%			2046	**	5	\$300	
<b>Wiring</b>								
Thermoplastic	100%			2050	**	1		
<b>Motor Controllers</b>								
Locally Mounted	100%			2041	**	5	\$100	
<b>Ground</b>								
<b>Grounding Devices</b>								
Generic	100%			LIFE	**	5	\$200	
<b>Lighting</b>								
<b>Interior Lighting</b>								
Fluorescent	30%			2032	**	10	\$3,600	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
Fluorescent	70%			2032	**	10	\$8,300	
<i>T-5 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								

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

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

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

**BROOKLYN PUBLIC LIBRARY - 038**  
**MACON BRANCH LIBRARY**  
**Asset # : 13256**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</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>
<b>Lighting</b>								
Egress Lighting								
Emergency, Battery	50%			2032	**	10	\$1,600	
Exit, LED	50%			2059	**	1		
Exterior Lighting								
HID	100%			2032	**	10		
<b>Alarm</b>								
Security System								
No Component	70%							
Generic	30%			2032	**	1	\$1,500	
Fire/Smoke Detection								
Generic	100%			2032	**	1-3	\$8,000	
<b>Mechanical</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>
<b>Heating</b>								
Energy Source								
Natural Gas	100%			2050	**	1		
Conversion Equipment								
Hot Water Boiler	100%			2037	**	1	\$6,400	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Basement Boiler Room</i>					
			<i>Explanation : 2 Gas Fired Modular Hot Water Boilers</i>					
Distribution								
Hot Wtr Piping/Pump	100%			2040	**	4	\$1,000	
Terminal Devices								
Air Handler	50%			2029	**	1	\$4,000	
Convactor/Radiator	50%			2037	**	1	\$2,100	
<b>Air Conditioning</b>								
Energy Source								
Electricity	100%			2046	**	1		
Conversion Equipment								
Split Unit	100%			2029	**			
Terminal Devices								
Air Handler/Dir Expansion	40%			2029	**	1		
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Basement Mechanical Equipment Rooms</i>					
			<i>Explanation : Electric Duct Heater In Duct Work</i>					
No Component	60%							
Heat Rejection								
Not Accessible	100%							
<b>Ventilation</b>								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$7,200	

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.

**BROOKLYN PUBLIC LIBRARY - 038**  
**MACON BRANCH LIBRARY**  
**Asset # : 13256**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</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>	
Ventilation								
Exhaust Fans								
Not Accessible	100%							
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2050	**	1		
Water Heater								
Gas Fired	100%			2022	\$7,500	2	\$200	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2029	**	4	\$300	
Backflow Preventer								
No Component	80%							
Generic	20%			2029	**	1	\$200	
		<i>Other Observation, Extent : Light, Area Affected : 20%</i>						
		<i>Location : Basement Boiler Room</i>						
		<i>Explanation : Boiler Only</i>						
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	**			
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : B, St, 1, Mez</i>						
		<i>Explanation : One Unit</i>						

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

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

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

Print Date : 21-Sep-2017

**BROOKLYN PUBLIC LIBRARY - FY 2018**

**Asset Name** : MAPLETON BRANCH LIBRARY  
**Address** : 1702 60TH ST. @17TH AVENUE  
**Borough** : BROOKLYN **Agency's Number** : 49  
**Program / Asset #** : BPL0M49.000 / 13257 **Yr Built/Renovated** : 1955 / 2005  
**Area Sq Ft** : 19,821 **Project Type** : BROOKLYN PUBLIC LIBRARY  
**Date of Survey** : 06-Mar-2013 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2  
**Block** : 5518 **Lot** : 4 **BIN** : 3132091

<b>CAPITAL</b>	<b>FY 2019 - 2022</b>	<b>FY 2023 - 2028</b>
Exterior Architecture	\$378,100	
Interior Architecture		\$74,600
Mechanical		\$703,200
<b>Total</b>	<b>\$378,100</b>	<b>\$777,800</b>
Importance Code A	\$378,100	
Importance Code B		\$777,800
<b>Total</b>	<b>\$378,100</b>	<b>\$777,800</b>

<b>EXPENSE</b>	<b>FY 2019</b>	<b>FY 2020</b>	<b>FY 2021</b>	<b>FY 2022</b>
Exterior Architecture		\$1,900		
Interior Architecture	\$18,500	\$302,500		\$16,700
Electrical	\$21,600	\$2,000	\$1,600	\$1,900
Mechanical	\$1,900	\$2,000	\$3,300	\$13,000
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
<b>Total</b>	<b>\$46,000</b>	<b>\$312,400</b>	<b>\$8,900</b>	<b>\$35,500</b>
Importance Code A	\$1,000	\$2,900	\$1,000	\$1,000
Importance Code B	\$45,000	\$309,500	\$7,900	\$34,500
Importance Code C				
<b>Total</b>	<b>\$46,000</b>	<b>\$312,400</b>	<b>\$8,900</b>	<b>\$35,500</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.

**BROOKLYN PUBLIC LIBRARY - 038**  
**MAPLETON BRANCH LIBRARY**  
**Asset # : 13257**

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	95%	0-2	\$69,100	LIFE	**	5	\$22,600	
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Bulkhead</i>								
Masonry: Limestone	5%			LIFE	**	5	\$900	
Windows								
Aluminum	100%			2040	**	5	\$3,800	
Parapets								
Masonry: Brick	90%	Now	\$225,300	LIFE	**	5	\$3,900	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Bulkheads</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Bulkheads</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 40%</i>								
<i>Location : Various Locations Throughout</i>								
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Covered In Black Tarp To Keep Rain Water Out</i>								
Masonry: Limestone	10%	Now	\$45,400	LIFE	**	5	\$500	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Coping At Chimney</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Covered In Tarp To Keep Rain Water Out</i>								
Roof								
Modified Bitumen	100%	Now	\$38,300	2029	**			
<i>Blisters, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Ponding, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Roof Stair Adjacent To Elevator</i>								

Interior

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

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

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

**BROOKLYN PUBLIC LIBRARY - 038**  
**MAPLETON BRANCH LIBRARY**  
**Asset # : 13257**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Interior</b>								
<b>Floors</b>								
Carpet	65%			2020	\$291,300	3	\$33,800	
<i>Worn/Eroded, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : 2nd Floor</i>								
Cast in Place Concrete	5%			LIFE	**	5	\$3,800	
Ceramic Tile	2%	4+	\$2,700	2033	**	5	\$300	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Bathrooms</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Bathrooms</i>								
Terrazzo	3%			LIFE	**	5	\$800	
Vinyl Tile	25%	4+	\$14,900	2024	\$74,600	3	\$3,200	
<i>Loose Units, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Basement</i>								
<b>Interior Walls</b>								
Ceramic Tile	3%			2033	**	5	\$600	
Concrete Masonry Unit	25%			LIFE	**	5	\$2,000	
Glass: Single Pane	2%			LIFE	**	5	\$300	
Gypsum Board	50%			LIFE	**	5	\$5,900	
Marble Panels	5%			LIFE	**			
Plaster	15%			LIFE	**	5	\$900	
<i>Recent Repair Evident, Extent : Light, Area Affected : 10%</i>								
<i>Location : Second Floor Meeting Room</i>								
<b>Ceilings</b>								
AcousTileSusp.Lay-In	90%			2037	**	5	\$31,200	
Exposed Concrete	5%			LIFE	**	5	\$300	
Gypsum Board	5%	Now	\$900	LIFE	**	5	\$2,200	
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Above Windows On 2nd Floor</i>								

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
<b>Service Equipment</b>								
Fused Disc Sw	100%			2034	**	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 800 Amperes Main Disconnect Switch</i>								
<b>Switchgear / Switchboard</b>								
Fused Disc Sw	50%			2034	**	5		
Molded Case Bkrs	50%			2034	**	5	\$300	
<b>Raceway</b>								
Conduit	100%			2034	**	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.

**BROOKLYN PUBLIC LIBRARY - 038**  
**MAPLETON BRANCH LIBRARY**  
**Asset # : 13257**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</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								
Panelboards								
Fused Disc Sw	5%			2032	**	5		
Molded Case Bkrs	95%			2032	**	5	\$500	
Wiring								
Thermoplastic	100%			2034	**	1		
Motor Controllers								
Locally Mounted	100%			2029	**	5	\$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$300	
Lighting								
Interior Lighting								
Fluorescent	75%			2029	**	10	\$13,600	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : T-8 Lamps</i>						
Fluorescent	20%			2029	**	10	\$3,600	
		<i>T-5 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
Incandescent	5%			2029	**	2		
Egress Lighting								
Emergency, Battery	50%			2029	**	10	\$2,400	
Exit, LED	45%			2052	**	1		
Exit, Service	5%			2029	**	1		
Exterior Lighting								
HID	100%			2029	**	10	\$100	
Alarm								
Security System								
No Component	30%							
Generic	70%			2032	**	1	\$5,200	
Fire/Smoke Detection								
Generic	100%			2032	**	1-3	\$12,200	

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</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%	Now	\$100	2044	**	1		
		<i>Other Observation, Extent : Severe, Area Affected : 100%</i>						
		<i>Location : Basement Electric Room</i>						
		<i>Explanation : There Is No Air Vent For The Gas Meter Located In Electric Distribution Room - Dangerous Condition</i>						

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

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**BROOKLYN PUBLIC LIBRARY - 038**  
**MAPLETON BRANCH LIBRARY**  
**Asset # : 13257**

Mechanical	Current Repair		Future Replacement		Maintenance		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Conversion Equipment								
Furnace	30%			2029	**	1	\$2,900	
	<i>Other Observation, Extent : Light, Area Affected : 30%</i>							
	<i>Location : Penthouse</i>							
	<i>Explanation : 2 Units</i>							
Hot Water Boiler	70%			2037	**	1	\$6,900	
	<i>Other Observation, Extent : Light, Area Affected : 70%</i>							
	<i>Location : Basement Boiler Room</i>							
	<i>Explanation : 1 Unit</i>							
Distribution								
Hot Wtr Piping/Pump	100%			2032	**	4	\$1,500	
Terminal Devices								
Convactor/Radiator	70%			2037	**	1	\$4,500	
No Component	30%							
Air Conditioning								
Energy Source								
Electricity	100%			2040	**	1		
Conversion Equipment								
Interior Pkg Unit - Cooling	100%			2025	\$703,200	2	\$1,200	
	<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Penthouse</i>							
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Penthouse</i>							
	<i>Explanation : 2 Units</i>							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$11,100	
Exhaust Fans								
Interior	90%			2029	**	2	\$500	
Roof	10%			2029	**	2	\$100	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2034	**	1		
Water Heater								
Gas Fired	100%			2022	\$11,500	2	\$300	
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.

**BROOKLYN PUBLIC LIBRARY - 038**  
**MAPLETON BRANCH LIBRARY**  
**Asset # : 13257**

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

Vertical Transport

Elevators

Hydraulic

100%

LIFE

\* \*

*Other Observation, Extent : Light, Area Affected : 100%**Location : B, 1, 2**Explanation : 1 Unit*

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

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

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

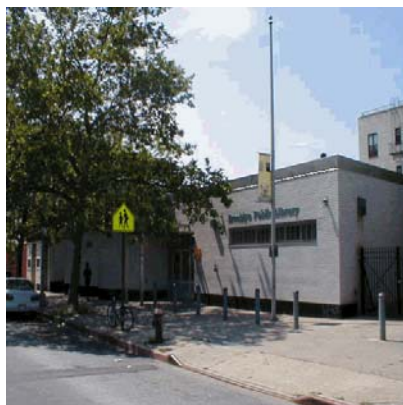
Print Date : 21-Sep-2017

**BROOKLYN PUBLIC LIBRARY - FY 2018**

**Asset Name** : MARCY BRANCH LIBRARY  
**Address** : 617 DEKALB AVE. @NOSTRAND AVE.  
**Borough** : BROOKLYN **Agency's Number** : 59  
**Program / Asset #** : BPL0M59.000 / 13258 **Yr Built/Renovated** : 1968 / 2002  
**Area Sq Ft** : 7,500 **Project Type** : BROOKLYN PUBLIC LIBRARY  
**Date of Survey** : 14-Mar-2013 **Landmark Status** : NONE  
**Areas Surveyed** : Roof, Floors 1  
**Block** : 1774 **Lot** : 81 **BIN** : 3049472

<b>CAPITAL</b>	<b>FY 2019 - 2022</b>	<b>FY 2023 - 2028</b>
Exterior Architecture	\$95,800	
Interior Architecture		\$80,800
Mechanical	\$151,300	\$78,700
<b>Total</b>	<b>\$247,100</b>	<b>\$159,500</b>
Importance Code A	\$95,800	
Importance Code B	\$151,300	\$159,500
<b>Total</b>	<b>\$247,100</b>	<b>\$159,500</b>

<b>EXPENSE</b>	<b>FY 2019</b>	<b>FY 2020</b>	<b>FY 2021</b>	<b>FY 2022</b>
Exterior Architecture	\$900	\$100		\$200
Interior Architecture	\$27,000		\$1,000	\$100
Electrical	\$53,400	\$700	\$500	\$15,800
Mechanical	\$1,400	\$1,900	\$1,300	\$6,300
<b>Total</b>	<b>\$82,700</b>	<b>\$2,700</b>	<b>\$2,900</b>	<b>\$22,500</b>
Importance Code A	\$1,800	\$500	\$400	\$600
Importance Code B	\$62,100	\$2,200	\$2,500	\$21,900
Importance Code C	\$18,700			
<b>Total</b>	<b>\$82,700</b>	<b>\$2,700</b>	<b>\$2,900</b>	<b>\$22,500</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.

**BROOKLYN PUBLIC LIBRARY - 038**  
**MARCY BRANCH LIBRARY**  
**Asset # : 13258**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</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>
<b>Exterior</b>								
<b>Exterior Walls</b>								
Masonry: Brick	95%	0-2	\$48,000	LIFE	**	5	\$15,700	
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Southeast Corner</i>								
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Southeast Corner</i>								
Metal Panel	3%			2044	**	5-10	\$3,400	
Granite Panels	2%			LIFE	**	5	\$200	
<b>Windows</b>								
Aluminum	75%			2032	**	5	\$500	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Unable To Open Windows, Missing Key (?)</i>								
Aluminum	25%			2040	**	5	\$200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : South Facade</i>								
<i>Explanation : Stained Glass</i>								
<b>Roof</b>								
Modified Bitumen	100%	Now	\$47,800	2029	**			
<i>Blisters, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Various Locations Throughout</i>								
<b>Interior</b>								
<b>Floors</b>								
Cast in Place Concrete	5%			LIFE	**	5	\$1,100	
Ceramic Tile	5%			2033	**	5	\$500	
Vinyl Tile	80%			2024	\$71,800	3	\$3,100	
Vinyl Tile	10%	Now	\$2,700	2024	\$9,000	3	\$400	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Reading Area</i>								
<b>Interior Walls</b>								
Ceramic Tile	3%			2033	**	5	\$300	
Concrete Masonry Unit	92%	Now	\$18,700	LIFE	**	5	\$3,300	
<i>Horizontal Cracks, Extent : Severe, Area Affected : 15%</i>								
<i>Location : IT Closet</i>								
<i>Vertical Cracks, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : IT Closet</i>								
Glazed Ceramic Panel	5%			LIFE	**			
<b>Ceilings</b>								
AcousTileConcealSpLn	85%			2029	**	5	\$11,100	
<i>Staining/Discoloring, Extent : Light, Area Affected : 5%</i>								
<i>Location : Main Office</i>								
Gypsum Board	15%			LIFE	**	5	\$2,000	

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</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>

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**BROOKLYN PUBLIC LIBRARY - 038**  
**MARCY BRANCH LIBRARY**  
**Asset # : 13258**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</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>
<b>Under 600 Volts</b>								
<b>Service Equipment</b>								
Molded Case Bkrs	100%			2024	\$1,500	5	\$200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 400 Amperes Main Disconnect Switch</i>								
<hr/>								
<b>Switchgear / Switchboard</b>								
Molded Case Bkrs	100%			2024	\$32,700	5	\$200	
<hr/>								
<b>Raceway</b>								
Conduit	100%			2024	\$31,800	1		
<hr/>								
<b>Panelboards</b>								
Fused Disc Sw	5%			2023	\$800	5		
Fused Toggle Switch	5%	2-4	\$800	2049	**	5		
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<hr/>								
Molded Case Bkrs	70%			2023	\$10,600	5	\$100	
Molded Case Bkrs	20%			2040	**	5		
<hr/>								
<b>Wiring</b>								
Braided Cloth	50%	2-4	\$14,100	2049	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<hr/>								
Thermoplastic	30%			2024	\$8,400	1		
Thermoplastic	20%			2044	**	1		
<hr/>								
<b>Motor Controllers</b>								
Locally Mounted	100%			2022	\$15,300	5	\$100	
<hr/>								
<b>Ground</b>								
<b>Grounding Devices</b>								
Generic	100%			LIFE	**	5	\$100	
<hr/>								
<b>Lighting</b>								
<b>Interior Lighting</b>								
Fluorescent	90%			2029	**	10	\$6,200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
<hr/>								
Fluorescent	8%			2029	**	10	\$600	
<i>T-5 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<hr/>								
Incandescent	2%			2019	\$1,500	2		
<hr/>								
<b>Egress Lighting</b>								
Emergency, Battery	50%			2029	**	10	\$900	
Exit, Service	50%			2029	**	1		
<hr/>								
<b>Exterior Lighting</b>								
HID	100%			2019	\$28,700	10		
<hr/>								
<b>Alarm</b>								
<b>Security System</b>								
No Component	70%							
Generic	30%			2032	**	1	\$800	

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**BROOKLYN PUBLIC LIBRARY - 038**  
**MARCY BRANCH LIBRARY**  
**Asset # : 13258**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</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>
<b>Alarm</b>								
Fire/Smoke Detection								
Generic	100%			2029	**	1-3	\$4,600	
<b>Mechanical</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>
<b>Heating</b>								
Energy Source								
Natural Gas	100%			2044	**	1		
Conversion Equipment								
Furnace	40%			2024	\$6,700	1	\$1,500	
<i>Other Observation, Extent : Light, Area Affected : 40%</i>								
<i>Location : First Floor Mechanical Room</i>								
<i>Explanation : 4 Duct Mounted Gas Furnaces</i>								
Hot Water Boiler	60%	0-2	\$700	2037	**	1	\$2,000	
<i>Corroded, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : First Floor Mechanical Room, Top Boiler Panel Badly Corroded</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : First Floor Mechanical Room</i>								
<i>Explanation : 1 Gas Fired Hot Water Boiler</i>								
Distribution								
Hot Wtr Piping/Pump	100%	0-2	\$200	2040	**	4	\$400	
<i>Corroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : First Floor Mechanical Room, 1 Of 2 Badly Corroded Pump Suction Piping</i>								
Terminal Devices								
Air Handler	40%			2024	\$40,000	1	\$1,900	
Convactor/Radiator	60%			2029	**	1	\$1,500	
<b>Air Conditioning</b>								
Energy Source								
Electricity	100%			2040	**	1		
Conversion Equipment								
Int Pkg Unit - Heating/Cooling	100%			2022	\$151,300	2	\$500	
Heat Rejection								
Dry Cooler	100%			2024	\$38,700	2	\$5,200	
<b>Ventilation</b>								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$4,200	
Exhaust Fans								
Interior	80%			2024	\$20,300	2	\$200	
Roof	20%			2029	**	2		
<b>Plumbing</b>								
H/C Water Piping								
Brass/Copper	100%			2034	**	1		
Water Heater								
Gas Fired	100%			2022	\$4,300	2	\$100	

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**BROOKLYN PUBLIC LIBRARY - 038**  
**MARCY BRANCH LIBRARY**  
**Asset # : 13258**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</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>Plumbing</b>								
	Sanitary Piping							
	Cast Iron	100%			LIFE	* *	1	
	Storm Drain Piping							
	Cast Iron	100%			LIFE	* *	1	
	Backflow Preventer							
	Generic	100%			2029	* *	1	\$500
	Fixtures							
	Generic	100%						

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Print Date : 21-Sep-2017

**BROOKLYN PUBLIC LIBRARY - FY 2018**

**Asset Name** : MIDWOOD BRANCH LIBRARY  
**Address** : 975 EAST 16TH ST. @AVENUE J  
**Borough** : BROOKLYN **Agency's Number** : 48  
**Program / Asset #** : BPL0M48.000 / 13259 **Yr Built/Renovated** : 1955 / 2001  
**Area Sq Ft** : 12,218 **Project Type** : BROOKLYN PUBLIC LIBRARY  
**Date of Survey** : 08-Mar-2013 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2  
**Block** : 6709 **Lot** : 54 **BIN** : 3179706

<b>CAPITAL</b>	<b>FY 2019 - 2022</b>	<b>FY 2023 - 2028</b>
Exterior Architecture	\$149,300	
Electrical	\$2,500	\$128,200
Mechanical		\$242,900
<b>Total</b>	<b>\$151,800</b>	<b>\$371,100</b>
Importance Code A	\$149,300	
Importance Code B	\$2,500	\$371,100
<b>Total</b>	<b>\$151,800</b>	<b>\$371,100</b>

<b>EXPENSE</b>	<b>FY 2019</b>	<b>FY 2020</b>	<b>FY 2021</b>	<b>FY 2022</b>
Exterior Architecture	\$61,200			
Interior Architecture	\$20,000			\$1,600
Electrical	\$13,600	\$1,000	\$1,000	\$900
Mechanical	\$8,600	\$1,900	\$2,400	\$8,500
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
<b>Total</b>	<b>\$107,300</b>	<b>\$6,900</b>	<b>\$7,400</b>	<b>\$14,900</b>
Importance Code A	\$61,800	\$600	\$600	\$600
Importance Code B	\$45,500	\$6,300	\$6,800	\$14,300
Importance Code C				
<b>Total</b>	<b>\$107,300</b>	<b>\$6,900</b>	<b>\$7,400</b>	<b>\$14,900</b>



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**BROOKLYN PUBLIC LIBRARY - 038**  
**MIDWOOD BRANCH LIBRARY**  
**Asset # : 13259**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
<b>Exterior</b>								
<b>Exterior Walls</b>								
Glass Block	2%			LIFE	**	5	\$200	
Masonry: Brick	85%	Now	\$149,300	LIFE	**	5	\$16,300	
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Misaligned/Bulging, Extent : Light, Area Affected : 15%</i>								
<i>Location : 2nd Floor</i>								
<i>Vegetation Growth, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Vertical Cracks, Extent : Light, Area Affected : 5%</i>								
<i>Location : North West Corner</i>								
Masonry: Fieldstone	13%			LIFE	**	5	\$1,900	
<b>Windows</b>								
Aluminum	100%	Now	\$25,400	2040	**	5	\$1,500	
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Around Windows In Staircase, Various Locations Throughout</i>								
<b>Parapets</b>								
Cast Stone/Terra Cotta	10%			LIFE	**	5	\$3,000	
Concrete Masonry Unit	45%	2-4	\$4,600	LIFE	**	5	\$2,000	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Various Locations Throughout</i>								
Masonry: Brick	45%	0-2	\$20,600	LIFE	**	5	\$1,800	
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Exterior Face</i>								
<b>Roof</b>								
Modified Bitumen	95%	0-2	\$6,300	2029	**			
<i>Drains Inad/Misposn, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Back Of Building</i>								
<i>Ponding, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Back Of Building</i>								
Skylight, Metal/Glass	5%	0-2	\$4,200	2044	**			
<i>Water Penetration, Extent : Light, Area Affected : 5%</i>								
<i>Location : Lower Roof</i>								
<b>Interior</b>								
<b>Floors</b>								
Ceramic Tile	5%			2033	**	5	\$700	
Terrazzo	10%	0-2	\$7,000	LIFE	**	5	\$1,200	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : At Stairs</i>								
Vinyl Tile	85%	0-2	\$5,500	2029	**	3	\$4,800	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : First And Second Floor Reading Area</i>								
<b>Interior Walls</b>								
Ceramic Tile	5%			2033	**	5	\$900	
Concrete Masonry Unit	80%			LIFE	**	5	\$6,000	
Gypsum Board	15%			LIFE	**	5	\$1,700	

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**BROOKLYN PUBLIC LIBRARY - 038**  
**MIDWOOD BRANCH LIBRARY**  
**Asset # : 13259**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTileConcealSpLn	90%	0-2	\$5,500	2037	**	5	\$8,400	
<i>Staining/Discoloring, Extent : Light, Area Affected : 20%</i>								
<i>Location : Various Locations Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 5%</i>								
<i>Location : Against Rear Wall On First Floor</i>								
Plaster	10%	Now	\$2,000	LIFE	**	5	\$900	
<i>Horizontal Cracks, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Basement Boiler Room</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2044	**	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 600 Amperes Main Disconnect Switch</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2044	**	5	\$100	
Raceway								
Conduit	100%			2044	**	1		
Panelboards								
Fused Disc Sw	5%			2040	**	5		
Molded Case Bkrs	95%			2040	**	5	\$300	
Wiring								
Thermoplastic	100%			2044	**	1		
Motor Controllers								
Locally Mounted	50%			2037	**	5		
Motor Control Center	50%			2037	**	5	\$200	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$200	
Lighting								
Interior Lighting								
Fluorescent	93%			2029	**	10	\$10,400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : T-8 Lamps</i>								
Fluorescent	2%			2019		10	\$200	
<i>T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Storage Room</i>								
Fluorescent	5%			2029	**	10	\$600	
<i>T-5 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Meeting Room</i>								

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**BROOKLYN PUBLIC LIBRARY - 038**  
**MIDWOOD BRANCH LIBRARY**  
**Asset # : 13259**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</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**

Egress Lighting								
Emergency, Battery	50%			2029	**	10	\$1,500	
Exit, Service	50%			2029	**	1		
Exterior Lighting								
HID	100%			2029	**	10		

**Alarm**

Security System								
No Component	70%							
Generic	30%			2024	\$11,200	1	\$1,400	
Fire/Smoke Detection								
Generic	100%			2024	\$128,200	1-3	\$7,500	

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</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%			2044	**	1		
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Basement Gas Room</i>								
<i>Explanation : There Is No Vent In The Gas Meter Room</i>								
Conversion Equipment								
Hot Water Boiler	100%			2037	**	1	\$6,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : 1 Unit</i>								
Distribution								
Hot Wtr Piping/Pump	100%			2040	**	4	\$900	
Terminal Devices								
Air Handler	60%			2024	\$97,800	1	\$4,500	
Convactor/Radiator	40%			2037	**	1	\$1,600	

**Air Conditioning**

Energy Source								
Electricity	100%			2040	**	1		
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	100%	Now	\$7,300	2024	\$145,100	2	\$600	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : 3 Package Units. The Unit Serving 1st Floor Is Not Efficient</i>								

**Ventilation**

Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$6,800	

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**BROOKLYN PUBLIC LIBRARY - 038**  
**MIDWOOD BRANCH LIBRARY**  
**Asset # : 13259**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</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>Ventilation</b>								
Exhaust Fans								
Interior	80%			2029	**	2	\$300	
Roof	20%			2024	\$3,800	2	\$100	
<b>Plumbing</b>								
H/C Water Piping								
Brass/Copper	100%			2044	**	1		
Water Heater								
Gas Fired	100%			2022	\$7,100	2	\$200	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sewage Ejector(s)								
Electric	100%			2024	\$3,300	4	\$700	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Boiler Room</i>						
		<i>Explanation : 1 Set</i>						
<b>Fixtures</b>								
Generic	100%							
<b>Vertical Transport</b>								
Elevators								
Hydraulic	100%			LIFE	**			
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : B - 2</i>						
		<i>Explanation : 1 Unit</i>						
<b>Fire Suppression</b>								
Sprinkler								
No Component	70%							
Generic	30%			2044	**	1-2	\$1,000	

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

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

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

Print Date: 21-Sep-2017

**BROOKLYN PUBLIC LIBRARY - FY 2018**

**Asset Name** : MILL BASIN BRANCH LIBRARY  
**Address** : 2385 RALPH AVE. @AVENUE N  
**Borough** : BROOKLYN **Agency's Number** : 68  
**Program / Asset #** : BPL0M68.000 / 13260 **Yr Built/Renovated** : 1974 / 2005  
**Area Sq Ft** : 7,500 **Project Type** : BROOKLYN PUBLIC LIBRARY  
**Date of Survey** : 22-Mar-2013 **Landmark Status** : NONE  
**Areas Surveyed** : Roof, Floors 1,2  
**Block** : 8363 **Lot** : 9 **BIN** : 3235910

<b>CAPITAL</b>	<b>FY 2019 - 2022</b>	<b>FY 2023 - 2028</b>
Exterior Architecture	\$57,800	
<b>Total</b>	<b>\$57,800</b>	
Importance Code A	\$57,800	
<b>Total</b>	<b>\$57,800</b>	

<b>EXPENSE</b>	<b>FY 2019</b>	<b>FY 2020</b>	<b>FY 2021</b>	<b>FY 2022</b>
Exterior Architecture	\$21,800			\$1,200
Interior Architecture		\$600	\$2,700	\$400
Electrical	\$9,000	\$800	\$700	\$800
Mechanical	\$4,900	\$400	\$1,100	\$400
<b>Total</b>	<b>\$35,700</b>	<b>\$1,800</b>	<b>\$4,500</b>	<b>\$2,800</b>
Importance Code A	\$22,300	\$400	\$400	\$1,500
Importance Code B	\$13,500	\$1,400	\$4,100	\$1,200
Importance Code C				
<b>Total</b>	<b>\$35,700</b>	<b>\$1,800</b>	<b>\$4,500</b>	<b>\$2,800</b>



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

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

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

**BROOKLYN PUBLIC LIBRARY - 038**  
**MILL BASIN BRANCH LIBRARY**  
**Asset # : 13260**

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	
<b>Exterior</b>								
<b>Exterior Walls</b>								
Masonry: Brick	100%	Now	\$57,800	LIFE	**	5	\$18,900	
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Southeast Corner At Second Floor</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : West Facade</i>								
<hr/>								
<b>Windows</b>								
Aluminum	100%	Now	\$4,600	2040	**	5	\$300	
<i>Air Infiltration, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<hr/>								
<b>Parapets</b>								
Masonry: Brick	73%			LIFE	**	5	\$2,600	
Metal Panel	5%	Now	\$2,800	2044	**	5	\$400	
<i>Deformed/Dented, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Coping At North Side</i>								
<i>Seams Open/Split, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Coping</i>								
<hr/>								
Metal Rail	10%	Now	\$2,000	2029	**	5	\$2,600	
<i>Corrosion/Rusting, Extent : Light, Area Affected : 25%</i>								
<i>Location : Over Second Floor Roof</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Over Second Floor Roof</i>								
<hr/>								
Metal: Cage/Fence	10%			2037	**	5-10	\$2,800	
Pre-Cast Concrete	2%	Now	\$800	LIFE	**	5	\$500	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Coping Over Free Standing Parapet</i>								
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Coping Over Free Standing Parapet</i>								
<hr/>								
<b>Roof</b>								
Modified Bitumen	90%			2029	**	10	\$9,700	
Modified Bitumen	10%	Now	\$1,900	2029	**			
<i>Blisters, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Over Second Floor</i>								
<i>Seams Open/Split, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Over Second Floor</i>								

**Interior**

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

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

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

**BROOKLYN PUBLIC LIBRARY - 038**  
**MILL BASIN BRANCH LIBRARY**  
**Asset # : 13260**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Interior</b>								
<b>Floors</b>								
Cast in Place Concrete	10%			LIFE	**	5	\$1,300	
Ceramic Tile	15%			2037	**	5	\$900	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : First Floor</i>								
Vinyl Tile	15%			2029	**	3	\$300	
Vinyl Tile	60%			2032	**	3	\$1,300	
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : First Floor</i>								
<b>Interior Walls</b>								
Ceramic Tile	5%			2033	**	5	\$100	
Concrete Masonry Unit	80%			LIFE	**	5	\$800	
Gypsum Board	15%			LIFE	**	5	\$200	
<b>Ceilings</b>								
AcousTileSusp.Lay-In	90%			2041	**	5	\$5,300	
Exposed Concrete	10%			LIFE	**	5	\$100	

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
<b>Service Equipment</b>								
Molded Case Bkrs	100%			2034	**	5	\$200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Switch Rated @ 600 Amperes</i>								
<b>Switchgear / Switchboard</b>								
Molded Case Bkrs	100%			2034	**	5	\$200	
<b>Raceway</b>								
Conduit	100%			2034	**	1		
<b>Panelboards</b>								
Fused Disc Sw	25%			2032	**	5		
Molded Case Bkrs	75%			2032	**	5	\$100	
<b>Wiring</b>								
Thermoplastic	100%			2034	**	1		
<b>Ground</b>								
<b>Grounding Devices</b>								
Not Accessible	100%							
<b>Lighting</b>								

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

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

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**BROOKLYN PUBLIC LIBRARY - 038**  
**MILL BASIN BRANCH LIBRARY**  
**Asset # : 13260**

<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>
<b>Lighting</b>								
Interior Lighting Fluorescent	45%			2029	**	10	\$3,100	
	<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i> <i>Location : Throughout The Building</i>							
Fluorescent	5%			2029	**	10	\$300	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i> <i>Location : Entrance Area</i> <i>Explanation : Compact Fluorescent Light Fixtures</i>							
Fluorescent	50%			2029	**	10	\$3,400	
	<i>T-5 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i> <i>Location : Throughout The Building</i>							
<b>Egress Lighting</b>								
Emergency, Battery Exit, LED	50%			2029	**	10	\$900	
	50%			2052	**	1		
<b>Exterior Lighting</b>								
Fluorescent	50%			2029	**	10	\$300	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i> <i>Location : Front Entrance</i> <i>Explanation : Compact Fluorescent Light Fixtures</i>							
HID	50%			2029	**	10		
<b>Alarm</b>								
Security System Generic	100%			2029	**	1	\$2,800	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i> <i>Location : Throughout The Building</i> <i>Explanation : CCTV Surveillance Camera System</i>							
Fire/Smoke Detection Generic	100%			2029	**	1-3	\$4,600	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i> <i>Location : Throughout The Building</i> <i>Explanation : Manual Pull Station, Strobe Lights And Alarm Bells</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>
<b>Heating</b>								
Energy Source Natural Gas	100%	Now		2044	**	1		
	<i>Other Observation, Extent : Severe, Area Affected : 100%</i> <i>Location : Gas Meter Room</i> <i>Explanation : There Is No Vent For The Gas Meter Room</i>							
Conversion Equipment Furnace	100%			2029	**	1	\$3,700	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i> <i>Location : Roof</i> <i>Explanation : 1 Package Unit</i>							

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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**BROOKLYN PUBLIC LIBRARY - 038**  
**MILL BASIN BRANCH LIBRARY**  
**Asset # : 13260**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</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>
<b>Air Conditioning</b>								
Energy Source								
Electricity	100%			2040	**	1		
<b>Conversion Equipment</b>								
Ext Pkg Unit - Heating/Cooling	100%			2029	**	2	\$500	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1 Package Unit On The Roof</i>								
<b>Ventilation</b>								
<b>Distribution</b>								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$4,200	
<b>Exhaust Fans</b>								
Roof	100%			2029	**	2	\$200	
<b>Plumbing</b>								
<b>H/C Water Piping</b>								
Brass/Copper	100%			2034	**	1		
<b>Water Heater</b>								
Gas Fired	100%			2019	\$4,300	2	\$100	
<b>Sanitary Piping</b>								
Cast Iron	100%			LIFE	**	1		
<b>Storm Drain Piping</b>								
Cast Iron	100%			LIFE	**	1		
<b>Fixtures</b>								
Generic	100%							

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

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

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

Print Date : 21-Sep-2017

**BROOKLYN PUBLIC LIBRARY - FY 2018**

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

<b>CAPITAL</b>	<b>FY 2019 - 2022</b>	<b>FY 2023 - 2028</b>
Exterior Architecture	\$674,800	
Interior Architecture	\$72,800	\$266,200
Electrical	\$217,300	
Mechanical		\$334,800
<b>Total</b>	<b>\$964,900</b>	<b>\$601,000</b>
Importance Code A	\$674,800	
Importance Code B	\$290,100	\$601,000
<b>Total</b>	<b>\$964,900</b>	<b>\$601,000</b>

<b>EXPENSE</b>	<b>FY 2019</b>	<b>FY 2020</b>	<b>FY 2021</b>	<b>FY 2022</b>
Exterior Architecture	\$85,100			
Interior Architecture	\$42,000			\$13,300
Electrical	\$70,700	\$1,000	\$700	\$800
Mechanical	\$42,500	\$2,800	\$5,200	\$16,100
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
<b>Total</b>	<b>\$244,400</b>	<b>\$7,700</b>	<b>\$9,800</b>	<b>\$34,200</b>
Importance Code A	\$119,900	\$1,200	\$1,200	\$1,200
Importance Code B	\$105,900	\$6,500	\$8,700	\$33,000
Importance Code C	\$18,600			
<b>Total</b>	<b>\$244,400</b>	<b>\$7,700</b>	<b>\$9,800</b>	<b>\$34,200</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.*

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	2%	Now	\$6,800	LIFE	**	5	\$3,000	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Canopy At Service Entrance</i>								
<i>Exposed Reinforcement, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Canopy At Service Entrance</i>								
Masonry: Brick	81%	Now	\$220,600	LIFE	**	5	\$24,100	1
<i>Diagonal Cracks, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Corners, Throughout</i>								
<i>Efflorescence, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Jnt Mortar Miss/Erod, Extent : Severe, Area Affected : 35%</i>								
<i>Location : Throughout</i>								
<i>Misaligned/Bulging, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Around Windows</i>								
<i>Rusting Masonry Supt, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Bulkheads, Around Windows</i>								
Metal Panel	2%	Now	\$2,200	2050	**	5	\$1,100	1
<i>Corrosion/Rusting, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Exterior Doors</i>								
<i>Deformed/Dented, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Exterior Doors</i>								
<i>Deteriorated Finish, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Exterior Doors</i>								
Granite Panels	5%	Now	\$16,000	LIFE	**	5	\$1,100	
<i>Jnt Mortar Miss/Erod, Extent : Severe, Area Affected : 25%</i>								
<i>Location : South Facade</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : South Facade</i>								
Slate Panels	10%	Now	\$31,500	LIFE	**	5	\$2,200	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : North Facade</i>								
<i>Spalling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : North Facade</i>								
Windows								
Aluminum	100%	Now	\$375,400	2049	**	5	\$4,400	
<i>Air Infiltration, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Glazing Clouded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : North Facade, South Facade</i>								
<i>Weather Strip Missing, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								

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

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

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

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

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Parapets								
Masonry: Brick	95%	Now	\$78,900	LIFE	**	5	\$4,500	1
	<i>Diagonal Cracks, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Corners, Throughout</i>							
	<i>Efflorescence, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Throughout</i>							
	<i>Horizontal Cracks, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Throughout</i>							
	<i>Jnt Mortar Miss/Erod, Extent : Severe, Area Affected : 50%</i>							
	<i>Location : Throughout</i>							
	<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>							
	<i>Location : North Facade, South Facade</i>							
Masonry: Limestone	5%	Now	\$2,500	LIFE	**	5	\$300	
	<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 35%</i>							
	<i>Location : Coping</i>							
	<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 35%</i>							
	<i>Location : Coping</i>							
Roof								
Modified Bitumen	100%	Now	\$26,200	2029	**			
	<i>Blisters, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Roof Over Second Floor</i>							
	<i>Drains Inad/Misposn, Extent : Moderate, Area Affected : 25%</i>							
	<i>Location : Roof Over Second Floor</i>							
	<i>Ponding, Extent : Severe, Area Affected : 10%</i>							
	<i>Location : Lower Roof Along New Lots Avenue</i>							
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$3,900	
Ceramic Tile	3%			2027	\$20,900	5	\$1,100	
Terrazzo	5%	0-2	\$4,200	LIFE	**	5	\$1,400	
	<i>Ponding, Extent : Moderate, Area Affected : 5%</i>							
	<i>Location : Landing Of Main Staircase - Slipping Hazard</i>							
Vinyl Tile	87%	2-4	\$13,300	2024	\$266,200	3	\$11,600	
	<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>							
	<i>Location : First Floor</i>							

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

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

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

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

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Interior</b>								
<b>Interior Walls</b>								
Concrete Masonry Unit	10%			LIFE	**	5	\$1,100	
Glass: Single Pane	2%	0-2	\$16,100	LIFE	**	5	\$400	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Vestibule Doors At First, Basement And Second Floors</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Vestibule Doors At Basement, First And Second Floors</i>								
<i>Explanation : Deteriorated Finish</i>								
Gypsum Board	10%			LIFE	**	5	\$1,600	
Marble Panels	5%			LIFE	**			
Plaster	68%			LIFE	**	5	\$5,400	
SGFT/Glazed Masonry	5%	Now	\$2,600	LIFE	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Main Stair Between Basement And First Floor</i>								
<i>Water Penetration, Extent : Light, Area Affected : 5%</i>								
<i>Location : Main Stair Between Basement And First Floor</i>								
<b>Ceilings</b>								
AcousTileConcealSpLn	25%	Now	\$72,800	2044	**	5	\$5,600	
<i>Loose/Delam Surface, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Second Floors, Around Windows</i>								
AcousTileSusp.Lay-In	50%			2037	**	5	\$17,800	
Plaster	25%	Now	\$5,900	LIFE	**	5	\$5,600	
<i>Water Penetration, Extent : Light, Area Affected : 5%</i>								
<i>Location : Stairwell</i>								

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
<b>Service Equipment</b>								
Fused Disc Sw	100%			2024	\$2,600	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 1200 Amperes Main Disconnect Switch</i>								
<b>Switchgear / Switchboard</b>								
Fused Disc Sw	50%			2024	\$16,400	5	\$100	
Molded Case Bkrs	50%			2024	\$16,400	5	\$300	
<b>Raceway</b>								
Conduit	70%			2034	**	1		
Conduit	30%			2024	\$9,500	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.

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

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</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>
<b>Under 600 Volts</b>								
<b>Panelboards</b>								
Fused Disc Sw	10%			2023	\$2,300	5	\$100	
Molded Case Bkrs	60%			2023	\$13,600	5	\$400	
Molded Case Bkrs	30%			2040	**	5	\$200	
<b>Wiring</b>								
Braided Cloth	70%	2-4	\$19,700	2049	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Thermoplastic	30%			2044	**	1		
<b>Motor Controllers</b>								
Locally Mounted	80%			2022	\$36,700	5	\$100	
Locally Mounted	20%			2037	**	5		
<b>Ground</b>								
<b>Grounding Devices</b>								
Generic	100%			LIFE	**	5	\$300	
<b>Lighting</b>								
<b>Interior Lighting</b>								
Fluorescent	75%			2019	\$180,600	10	\$16,300	
<i>T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Fluorescent	20%			2029	**	10	\$4,400	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Incandescent	5%			2019	\$12,000	2		
<b>Egress Lighting</b>								
Emergency, Battery	10%			2029	**	10	\$600	
Emergency, Battery	40%			2019	\$13,000	10	\$2,300	
Exit, Service	5%			2029	**	1		
Exit, Service	45%			2019	\$1,500	1		
<b>Alarm</b>								
<b>Security System</b>								
No Component	70%							
Generic	30%			2029	**	1	\$2,700	
<b>Fire/Smoke Detection</b>								
No Component	65%							
Generic	35%			2029	**	1-3	\$5,100	

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</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>
<b>Heating</b>								
<b>Energy Source</b>								
Natural Gas	100%			2044	**	1		

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

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</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>
<b>Heating</b>								
Conversion Equipment								
Hot Water Boiler	100%	Now	\$34,700	2037	**	1	\$10,600	
<i>Corroded, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Boiler Room</i>								
<i>Other Observation, Extent : Light, Area Affected : 1%</i>								
<i>Location : Basement</i>								
<i>Explanation : One Unit</i>								
<hr/>								
Distribution								
Hot Wtr Piping/Pump	100%			2032	**	4	\$1,800	
<hr/>								
Terminal Devices								
Convactor/Radiator	100%			2029	**	1	\$7,700	
<hr/>								
<b>Air Conditioning</b>								
Energy Source								
Electricity	100%			2040	**	1		
<hr/>								
Conversion Equipment								
Interior Pkg Unit - Cooling	35%			2025	\$294,700	2	\$500	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : 2 Units In The Basement</i>								
<hr/>								
Exterior Pkg Unit - Cooling	65%	Now	\$2,400	2029	**	2	\$800	
<i>Corroded, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Unit # 4</i>								
<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : 2 Units Roof</i>								
<hr/>								
Terminal Devices								
Fan Coil - 2 Pipe	10%			2029	**	1	\$800	
No Component	90%							
<hr/>								
Heat Rejection								
Air Cooled Condenser Unit	10%			2029	**	2	\$1,700	
No Component	90%							
<hr/>								
<b>Ventilation</b>								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$13,200	
<hr/>								
Exhaust Fans								
Interior	50%	Now	\$800	2024	\$40,100	2	\$300	
<i>Not in Service, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Basement Staff Lounge</i>								
<hr/>								
Roof	50%	Now	\$900	2024	\$18,700	2	\$300	
<i>Corroded, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Roof Exhaust Fans</i>								
<hr/>								
<b>Plumbing</b>								
H/C Water Piping								
Brass/Copper	50%			2044	**	1		
Galvanized Steel	50%			2029	**	1		

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

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</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>Plumbing</b>									
	Water Heater								
	Gas Fired	100%			2022	\$13,700	2	\$300	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
		<i>Location : Basement</i>							
		<i>Explanation : One Unit</i>							
<hr/>									
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
<hr/>									
	Storm Drain Piping								
	Cast Iron	100%	Now	\$2,300	LIFE	* *	1		
		<i>Blockage /Clogged, Extent : Moderate, Area Affected : 5%</i>							
		<i>Location : Roof Drain</i>							
		<i>Corroded, Extent : Moderate, Area Affected : 5%</i>							
		<i>Location : At Lobby Ceiling, Leaking From Roof Drain</i>							
<hr/>									
	Sewage Ejector(s)								
	Electric	100%			2029	* *	4	\$900	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
		<i>Location : Basement</i>							
		<i>Explanation : Not Accessible</i>							
<hr/>									
	Backflow Preventer								
	No Component	90%							
	Generic	10%			2024	\$600	1	\$200	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
		<i>Location : Basement</i>							
		<i>Explanation : Boiler Make Up Line</i>							
<hr/>									
	Fixtures								
	Generic	100%							
<hr/>									
<b>Vertical Transport</b>									
	Elevators								
	Hydraulic	100%			LIFE	* *			
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
		<i>Location : B-2</i>							
		<i>Explanation : 1 Unit</i>							
<hr/>									
<b>Fire Suppression</b>									
	Sprinkler								
	No Component	95%							
	Generic	5%			2034	* *	1-2	\$300	
<hr/>									
	Chemical System								
	No Component	90%							
	Generic	10%			2022	\$200	1-3	\$400	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
		<i>Location : Throughout</i>							
		<i>Explanation : Fire Extinguishers</i>							

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Print Date : 21-Sep-2017

**BROOKLYN PUBLIC LIBRARY - FY 2018**

**Asset Name** : NEW UTRECHT BRANCH LIBRARY  
**Address** : 1743 86TH ST. @BAY 17 STREET  
**Borough** : BROOKLYN **Agency's Number** : 51  
**Program / Asset #** : BPL0005.000 / 4204 **Yr Built/Renovated** : 1956 / 2000  
**Area Sq Ft** : 22,455 **Project Type** : BROOKLYN PUBLIC LIBRARY  
**Date of Survey** : 03-May-2016 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2  
**Block** : 6343 **Lot** : 64 **BIN** : 3165745

<b>CAPITAL</b>	<b>FY 2019 - 2022</b>	<b>FY 2023 - 2028</b>
Exterior Architecture	\$534,400	
Interior Architecture	\$366,900	
Electrical	\$290,900	\$47,100
<b>Total</b>	<b>\$1,192,100</b>	<b>\$47,100</b>
Importance Code A	\$534,400	
Importance Code B	\$621,300	\$47,100
Importance Code C	\$36,500	
<b>Total</b>	<b>\$1,192,100</b>	<b>\$47,100</b>

<b>EXPENSE</b>	<b>FY 2019</b>	<b>FY 2020</b>	<b>FY 2021</b>	<b>FY 2022</b>
Exterior Architecture	\$29,600			
Interior Architecture	\$42,400		\$1,600	\$3,600
Electrical	\$20,100	\$500	\$700	\$61,800
Mechanical	\$13,900	\$2,200	\$4,200	\$2,200
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
<b>Total</b>	<b>\$109,900</b>	<b>\$6,700</b>	<b>\$10,400</b>	<b>\$71,600</b>
Importance Code A	\$32,900	\$1,100	\$1,100	\$1,200
Importance Code B	\$51,000	\$5,600	\$8,600	\$70,400
Importance Code C	\$26,000		\$700	
<b>Total</b>	<b>\$109,900</b>	<b>\$6,700</b>	<b>\$10,400</b>	<b>\$71,600</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.*

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

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	
<b>Exterior</b>								
<b>Exterior Walls</b>								
Masonry: Brick	90%	Now	\$234,400	LIFE	**	5	\$25,600	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : East Facade, Chimney</i>								
<i>Vertical Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : At Northwest Corner</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : At Stairs Walls</i>								
Masonry: Fieldstone	1%	Now	\$7,500	LIFE	**	5	\$200	
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Masonry: Limestone	8%	Now	\$75,400	LIFE	**	5	\$1,700	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Window Wall	1%	Now	\$2,800	2047	**	5	\$500	
<i>Air Infiltration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<b>Windows</b>								
Aluminum	100%	Now	\$188,100	2052	**	5	\$2,200	
<i>Bent/Warped Elements, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Deformed/Dented, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
<i>Hardware Missing, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
<b>Parapets</b>								
Cast Stone/Terra Cotta	5%	Now	\$1,400	LIFE	**	5	\$400	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	90%	Now	\$16,900	LIFE	**	5	\$1,000	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Interior Face Of South Parapet</i>								
Masonry: Limestone	5%	0-2	\$1,100	LIFE	**	5	\$100	
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<b>Roof</b>								
Modified Bitumen	100%	Now	\$36,500	2032	**			
<i>Blisters, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Main Roof</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								

**Interior**

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

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Interior</b>								
<b>Floors</b>								
Cast in Place Concrete	5%			LIFE	**	5	\$3,700	
Ceramic Tile	5%			2036	**	5	\$1,700	
Terrazzo	5%			LIFE	**	5	\$1,300	
Vinyl Tile	10%	Now	\$2,900	2032	**	3	\$1,300	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Vinyl Tile 9" X 9"	75%			2022	\$281,300	3	\$12,600	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
<b>Interior Walls</b>								
Ceramic Tile	5%			2036	**	5	\$1,500	
Gypsum Board	10%	Now	\$2,500	LIFE	**	5	\$1,800	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Plaster	75%	Now	\$36,500	LIFE	**	5	\$6,700	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
SGFT/Glazed Masonry	10%	Now	\$23,500	LIFE	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<b>Ceilings</b>								
AcousTileConcealSpLn	25%	0-2	\$6,900	2040	**	5	\$5,300	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Exposed Concrete	10%			LIFE	**	5	\$500	
Gypsum Board	10%	Now	\$3,400	LIFE	**	5	\$4,200	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Plaster	55%	Now	\$49,200	LIFE	**	5	\$11,600	
<i>Water Penetration, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Throughout</i>								

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</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>	

Under 600 Volts

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

<b>Electrical</b>	<b>Current Repair</b>			<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
Service Equipment								
Fused Disc Sw	100%			2027	\$2,600	5	\$100	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Electrical Room</i>							
	<i>Explanation : Two 400 Amperes Main Disconnect Switch</i>							
Switchgear / Switchboard								
Molded Case Bkrs	100%			2027	\$32,700	5	\$600	
Raceway								
Conduit	95%			2027	\$30,200	1		
Conduit	5%			2047	**	1		
Panelboards								
Fused Disc Sw	5%			2026	\$1,100	5		
Molded Case Bkrs	30%			2043	**	5	\$200	
Molded Case Bkrs	65%			2026	\$14,800	5	\$400	
Wiring								
Braided Cloth	70%	2-4	\$19,700	2052	**	1		
	<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
Thermoplastic	30%			2047	**	1		
Motor Controllers								
Locally Mounted	100%			2040	**	5	\$200	
<b>Ground</b>								
Grounding Devices								
Generic	100%			LIFE	**	5	\$300	
<b>Lighting</b>								
Interior Lighting								
Fluorescent	90%			2022	\$205,000	10	\$18,500	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout The Building</i>							
	<i>Explanation : T-12 Lamps</i>							
Incandescent	10%			2022	\$22,800	2	\$100	
Egress Lighting								
Emergency, Battery	50%			2022	\$15,300	10	\$2,700	
Exit, Service	50%			2022	\$1,600	1		
Exterior Lighting								
HID	100%			2022	\$85,900	10	\$100	
<b>Alarm</b>								
Security System								
No Component	80%							
Generic	20%			2027	\$13,800	1	\$1,700	
Fire/Smoke Detection								
No Component	80%							
Generic, Digital	20%			2027	\$47,100	1-3	\$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.

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

Mechanical System Component Type	Current Repair			Future Replacement		Maintenance		Priority
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Natural Gas	100%			2047	**	1		
Conversion Equipment								
Hot Water Boiler	100%	Now	\$3,300	2040	**	1	\$10,000	
			<i>Malfunctioning, Extent : Moderate, Area Affected : 5%</i>					
			<i>Location : Thermostat Control System</i>					
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Basement</i>					
			<i>Explanation : One Unit</i>					
Distribution								
Hot Wtr Piping/Pump	100%			2043	**	4	\$1,700	
Terminal Devices								
Air Handler	40%			2032	**	1	\$5,600	
Convactor/Radiator	60%			2040	**	1	\$4,400	
Air Conditioning								
Energy Source								
Electricity	100%			2043	**	1		
Conversion Equipment								
Exterior Pkg Unit - Cooling	100%	Now	\$8,600	2032	**	2	\$1,100	
			<i>Malfunctioning, Extent : Moderate, Area Affected : 5%</i>					
			<i>Location : Thermostat Control System</i>					
Terminal Devices								
Air Handler/Dir Expansion	100%			2032	**	1		
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$12,500	
Exhaust Fans								
Interior	10%	Now	\$400	2032	**	2	\$100	
			<i>Broken, Extent : Moderate, Area Affected : 5%</i>					
			<i>Location : Bathrooms</i>					
Roof	90%			2032	**	2	\$600	
Plumbing								
H/C Water Piping								
Galvanized Steel	100%			2032	**	1		
Water Heater								
Gas Fired	100%			2025		2	\$300	
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.

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

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>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>

Vertical Transport								
Elevators								
Hydraulic	100%			LIFE			* *	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : B-2</i>							
	<i>Explanation : 1 Unit</i>							

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

Print Date : 21-Sep-2017

**BROOKLYN PUBLIC LIBRARY - FY 2018**

**Asset Name** : PACIFIC BRANCH LIBRARY  
**Address** : 25 FOURTH AVENUE @PACIFIC STREET  
**Borough** : BROOKLYN Agency's Number : 69  
**Program / Asset #** : BPL0P69.000 / 13261 Yr Built/Renovated : 1903 / 2000  
**Area Sq Ft** : 15,758 Project Type : BROOKLYN PUBLIC LIBRARY  
**Date of Survey** : 04-Apr-2013 Landmark Status : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,Mez,2  
**Block** : 928 Lot : 6 BIN : 3018376

<b>CAPITAL</b>	<b>FY 2019 - 2022</b>	<b>FY 2023 - 2028</b>
Exterior Architecture	\$265,900	
Interior Architecture		\$163,200
Electrical	\$334,300	
Mechanical	\$341,300	
<b>Total</b>	<b>\$941,400</b>	<b>\$163,200</b>
Importance Code A	\$265,900	
Importance Code B	\$675,600	\$163,200
<b>Total</b>	<b>\$941,400</b>	<b>\$163,200</b>

<b>EXPENSE</b>	<b>FY 2019</b>	<b>FY 2020</b>	<b>FY 2021</b>	<b>FY 2022</b>
Exterior Architecture	\$10,700			
Interior Architecture	\$35,500	\$65,700		\$2,900
Electrical	\$42,500	\$900	\$900	\$31,800
Mechanical	\$10,100	\$2,100	\$3,000	\$10,800
<b>Total</b>	<b>\$98,700</b>	<b>\$68,700</b>	<b>\$3,900</b>	<b>\$45,600</b>
Importance Code A	\$11,600	\$800	\$800	\$800
Importance Code B	\$75,200	\$67,900	\$3,100	\$44,400
Importance Code C	\$11,900			\$500
<b>Total</b>	<b>\$98,700</b>	<b>\$68,700</b>	<b>\$3,900</b>	<b>\$45,600</b>



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

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

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

**BROOKLYN PUBLIC LIBRARY - 038**  
**PACIFIC BRANCH LIBRARY**  
**Asset # : 13261**

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	85%			LIFE	**	5	\$34,600	
Masonry: Fieldstone	5%	Now	\$35,700	LIFE	**	5	\$1,500	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Retaining Walls At Exterior Stairs</i>								
<i>Open Joints, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Retaining Walls At Exterior Stairs</i>								
Masonry: Limestone	10%	Now	\$50,000	LIFE	**	5	\$3,100	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 15%</i>								
<i>Location : Windows Sills</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Window Sills</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : At Windows</i>								
Windows								
Wood	100%	Now	\$129,200	2049	**	5	\$22,700	
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Glazing Broken/Cracked, Extent : Light, Area Affected : 5%</i>								
<i>Location : Various Locations Throughout</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Split/Cracked, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Parapets								
Masonry: Brick	80%	Now	\$51,000	LIFE	**	5	\$4,400	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Interior Face</i>								
<i>Spalling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Interior Face</i>								
Masonry: Limestone	10%			LIFE	**	5	\$700	
Metal Panel	10%			2044	**	5	\$2,100	
Roof								
Asphalt Shingle	40%			2033	**	10	\$1,100	
Modified Bitumen	60%			2029	**	10	\$9,600	
Interior								
Floors								
Carpet	20%			2020		3	\$7,300	
Cast in Place Concrete	10%			LIFE	**	5	\$5,400	
Ceramic Tile	5%			2027		5	\$1,200	
Sheet Vinyl/Rubber	5%			2024		5	\$1,800	
Vinyl Tile	60%	0-2	\$12,600	2024		3	\$5,500	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : 2nd Floor</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement And Meeting Room</i>								
<i>Explanation : 9x9 Tiles</i>								

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

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

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



**BROOKLYN PUBLIC LIBRARY - 038**  
**PACIFIC BRANCH LIBRARY**  
**Asset # : 13261**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Interior</b>								
<b>Interior Walls</b>								
Ceramic Tile	5%			2027	\$25,500	5	\$900	
Gypsum Board	10%			LIFE	**	5	\$1,100	
Plaster	80%	2-4	\$11,900	LIFE	**	5	\$4,400	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Basement</i>								
Wood	5%			LIFE	**	5	\$3,700	
<b>Ceilings</b>								
AcousTileSusp.Lay-In	5%	Now	\$10,000	2044	**	5	\$600	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Mens Bathroom In Basement</i>								
<i>Loose/Delam Surface, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Mens Bathroom In Basement</i>								
<i>Misaligned/Bulging, Extent : Severe, Area Affected : 40%</i>								
<i>Location : Mens Bathroom In Basement</i>								
Gypsum Board	5%			LIFE	**	5	\$1,500	
Plaster	90%			LIFE	**	5	\$13,800	

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
<b>Service Equipment</b>								
Molded Case Bkrs	100%			2024	\$1,500	5	\$400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 800 Amperes Main Disconnect Switch</i>								
<b>Switchgear / Switchboard</b>								
Molded Case Bkrs	100%			2024	\$32,700	5	\$400	
<b>Raceway</b>								
Conduit	100%			2024	\$31,800	1		
<b>Panelboards</b>								
Fused Disc Sw	10%			2023	\$1,500	5		
Molded Case Bkrs	90%			2023	\$13,600	5	\$400	
<b>Wiring</b>								
Thermoplastic	100%			2024	\$28,100	1		
<b>Motor Controllers</b>								
Locally Mounted	100%			2022	\$30,600	5	\$100	
<b>Ground</b>								
<b>Grounding Devices</b>								
Generic	100%	2-4	\$9,600	LIFE	**	5	\$200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : Corroded</i>								

**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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**BROOKLYN PUBLIC LIBRARY - 038**  
**PACIFIC BRANCH LIBRARY**  
**Asset # : 13261**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</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>
<b>Lighting</b>								
Interior Lighting								
Fluorescent	68%			2019	\$108,700	10	\$9,800	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : T-12 Lamps</i>						
Fluorescent	30%			2029	**	10	\$4,300	
		<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Offices And 2nd Floor</i>						
Incandescent	2%			2019	\$3,200	2		
<b>Egress Lighting</b>								
Emergency, Battery	50%			2019	\$10,800	10	\$1,900	
Exit, Service	50%			2019	\$1,100	1		
		<i>Obsolete Equipment, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
<b>Exterior Lighting</b>								
HID	100%			2019	\$60,300	10		
<b>Alarm</b>								
Fire/Smoke Detection								
Generic	100%			2019	\$165,300	1-3	\$10,000	
<b>Mechanical</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>
<b>Heating</b>								
Energy Source								
Natural Gas	100%			2034	**	1		
<b>Conversion Equipment</b>								
Hot Water Boiler	100%			2037	**	1	\$7,800	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : (1) Gas Fired Hot Water Boiler</i>						
<b>Distribution</b>								
Hot Wtr Piping/Pump	100%			2040	**	4	\$1,200	
<b>Terminal Devices</b>								
Air Handler	80%			2019	\$168,200	1	\$7,800	
		<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Roof And Basement, Equipment Approaching Useful Life Cycle Limit</i>						
Convactor/Radiator	20%			2029	**	1	\$1,000	
<b>Air Conditioning</b>								
Energy Source								
Electricity	100%			2040	**	1		

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

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

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

**BROOKLYN PUBLIC LIBRARY - 038**  
**PACIFIC BRANCH LIBRARY**  
**Asset # : 13261**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</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>
<b>Air Conditioning</b>								
<b>Conversion Equipment</b>								
Int Pkg Unit - Heating/Cooling	25%	Now	\$79,500	2029	**	2	\$200	
<i>Unit Inoperable, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Basement</i>								
Ext Pkg Unit - Heating/Cooling	50%	Now	\$93,600	2034	**	2	\$400	
<i>Unit Inoperable, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Roof</i>								
Window/Wall Unit	25%			2019	\$7,800	1		
<b>Ventilation</b>								
<b>Distribution</b>								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$8,800	
<b>Exhaust Fans</b>								
No Component	50%							
Not Accessible	50%							
<b>Plumbing</b>								
<b>H/C Water Piping</b>								
Brass/Copper	100%			2044	**	1		
<b>Water Heater</b>								
Gas Fired	100%			2022	\$9,100	2	\$200	
<b>Sanitary Piping</b>								
Cast Iron	100%			LIFE	**	1		
<b>Storm Drain Piping</b>								
Cast Iron	100%			LIFE	**	1		
<b>Sump Pump(s)</b>								
Submersible	100%			2019	\$500	4	\$500	
<b>Backflow Preventer</b>								
No Component	80%							
Generic	20%			2029	**	1	\$200	
<i>Other Observation, Extent : Light, Area Affected : 20%</i>								
<i>Location : Basement</i>								
<i>Explanation : Boiler Only</i>								
<b>Fixtures</b>								
Generic	100%							

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

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

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

Print Date : 21-Sep-2017

**BROOKLYN PUBLIC LIBRARY - FY 2018**

**Asset Name** : PARK SLOPE/PROSPECT BRANCH LIBRARY  
**Address** : 431 SIXTH AVE. @9TH STREET  
**Borough** : BROOKLYN **Agency's Number** : 53  
**Program / Asset #** : BPL0P53.000 / 13262 **Yr Built/Renovated** : 1906 / 2012  
**Area Sq Ft** : 15,868 **Project Type** : BROOKLYN PUBLIC LIBRARY  
**Date of Survey** : 25-Feb-2013 **Landmark Status** : EXTERIOR LANDMARK  
**Areas Surveyed** : Basement, Roof, Floors 1,Mez  
**Block** : 1006 **Lot** : 1 **BIN** : 3022144

<b>CAPITAL</b>	<b>FY 2019 - 2022</b>	<b>FY 2023 - 2028</b>
Exterior Architecture	\$194,600	
Interior Architecture	\$56,200	
Electrical		\$121,400
Mechanical		\$672,700
<b>Total</b>	<b>\$250,800</b>	<b>\$794,100</b>
Importance Code A	\$194,600	
Importance Code B	\$56,200	\$794,100
<b>Total</b>	<b>\$250,800</b>	<b>\$794,100</b>

<b>EXPENSE</b>	<b>FY 2019</b>	<b>FY 2020</b>	<b>FY 2021</b>	<b>FY 2022</b>
Exterior Architecture	\$64,200			
Interior Architecture			\$1,800	\$2,800
Electrical	\$900	\$1,400	\$1,100	\$15,500
Mechanical	\$1,600	\$4,500	\$2,800	\$14,200
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
<b>Total</b>	<b>\$70,700</b>	<b>\$9,900</b>	<b>\$9,600</b>	<b>\$36,500</b>
Importance Code A	\$65,000	\$1,000	\$800	\$800
Importance Code B	\$5,700	\$8,900	\$8,800	\$35,700
Importance Code C				
<b>Total</b>	<b>\$70,700</b>	<b>\$9,900</b>	<b>\$9,600</b>	<b>\$36,500</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.*

**BROOKLYN PUBLIC LIBRARY - 038**  
**PARK SLOPE/PROSPECT BRANCH LIBRARY**

**Asset # : 13262**

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	
<b>Exterior</b>								
<b>Exterior Walls</b>								
Masonry: Brick	85%	Now	\$101,200	LIFE	**	5	\$30,300	
<i>Efflorescence, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Masonry: Limestone	10%	4+	\$47,900	LIFE	**	5	\$2,700	
<i>Vegetation Growth, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
Stucco Cement	5%	Now	\$17,100	2029	**	5	\$2,200	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Throughout Moat Areas</i>								
<i>Loose/Delam Surface, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Moat Areas</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Actual Bluestone</i>								
<b>Windows</b>								
Aluminum	100%	Now	\$26,200	2040	**	5	\$2,800	
<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Unit Inoperable, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<b>Parapets</b>								
Masonry: Brick	85%	Now	\$11,200	LIFE	**	5	\$3,500	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Masonry: Limestone	10%	0-2	\$4,800	LIFE	**	5	\$500	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Metal Panel	5%			2044	**	5	\$800	
<b>Roof</b>								
Copper/Terne	80%			2052	**	10	\$45,600	
Modified Bitumen	20%			2029	**	10	\$4,600	

**Interior**

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

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

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

**BROOKLYN PUBLIC LIBRARY - 038**  
**PARK SLOPE/PROSPECT BRANCH LIBRARY**  
**Asset # : 13262**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$2,600	
Ceramic Tile	3%			2037	**	5	\$700	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Bathrooms, 2012</i>								
Glass Block	5%			2059	**	1		
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Mezzanine Level, 2012</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Mezzanine Level</i>								
<i>Explanation : Suspended Glass Panels</i>								
Mosaic Tile	2%			2041	**	5	\$1,200	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Main Lobby, 2012</i>								
Vinyl Tile	85%	4+	\$56,200	2032	**	3	\$7,500	
<i>Adhesion Failure, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Various Locations Throughout</i>								
<i>Recent Replace Evident, Extent : Light, Area Affected : 90%</i>								
<i>Location : Throughout Public Areas, 2012</i>								
Interior Walls								
Concrete Masonry Unit	5%			LIFE	**	5	\$300	
Glass: Single Pane	5%			LIFE	**	5	\$600	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Main Lobby, 2012</i>								
Gypsum Board	10%			LIFE	**	5	\$900	
Plaster	70%			LIFE	**	5	\$3,200	
Wood	5%			LIFE	**	5	\$3,000	
<i>Recent Repair Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout, 2012</i>								
Wood	5%			LIFE	**	5	\$3,000	
<i>Recent Repair Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout, 2012</i>								
Ceilings								
AcousTileSusp.Lay-In	10%			2041	**	5	\$2,300	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Various Locations Throughout, 2012</i>								
Glass: Susp Panels	10%			LIFE	**			
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Mezzanine Level, 2012</i>								
Plaster	80%			LIFE	**	5	\$11,700	
<i>Recent Repair Evident, Extent : Light, Area Affected : 90%</i>								
<i>Location : Various Locations Throughout, 2012</i>								

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

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

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

**BROOKLYN PUBLIC LIBRARY - 038**  
**PARK SLOPE/PROSPECT BRANCH LIBRARY**

**Asset # : 13262**

<b>Electrical</b>	<b>Current Repair</b>			<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</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>
<b>Under 600 Volts</b>								
Service Equipment								
Molded Case Bkrs	100%			2050	**	5	\$400	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Electrical Room</i>							
	<i>Explanation : One 400 Amperes Main Disconnect Switch</i>							
<hr/>								
Switchgear / Switchboard								
Molded Case Bkrs	70%			2050	**	5	\$300	
Molded Case Bkrs	30%			2034	**	5	\$100	
<hr/>								
Raceway								
Conduit	70%			2034	**	1		
Conduit	30%			2050	**	1		
<hr/>								
Panelboards								
Fused Disc Sw	5%			2032	**	5		
Molded Case Bkrs	10%			2032	**	5		
Molded Case Bkrs	85%			2046	**	5	\$400	
<hr/>								
Wiring								
Thermoplastic	30%			2050	**	1		
Thermoplastic	70%			2034	**	1		
<hr/>								
Motor Controllers								
Locally Mounted	50%			2029	**	5	\$100	
Locally Mounted	50%			2041	**	5	\$100	
<hr/>								
<b>Ground</b>								
Grounding Devices								
Generic	100%			LIFE	**	5	\$200	
<hr/>								
<b>Lighting</b>								
Interior Lighting								
Fluorescent	60%			2032	**	10	\$8,700	
	<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout The Building</i>							
Fluorescent	30%			2032	**	10	\$4,400	
	<i>T-5 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout The Building</i>							
Fluorescent	10%			2024	\$17,600	10	\$1,500	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Kitchen And Auditorium</i>							
	<i>Explanation : T-12 Lamps</i>							
<hr/>								
Egress Lighting								
Emergency, Battery	15%			2024	\$3,500	10	\$600	
Emergency, Battery	35%			2032	**	10	\$1,300	
Exit, LED	30%			2059	**	1		
Exit, Service	10%			2024	\$300	1		
Exit, Service	10%			2032	**	1		
<hr/>								
Exterior Lighting								
HID	100%			2024	\$66,200	10		
<hr/>								
<b>Lightning Protection</b>								
Arresters/Cabling								
Generic	100%			2027	\$37,600	5	\$500	

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

**BROOKLYN PUBLIC LIBRARY - 038**  
**PARK SLOPE/PROSPECT BRANCH LIBRARY**  
**Asset # : 13262**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</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

## Security System

No Component

70%

Generic

30%

2032

\* \*

1

\$1,800

## Fire/Smoke Detection

No Component

25%

Generic

75%

2032

\* \*

1-3

\$7,300

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</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%

2044

\* \*

1

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Parking Lot Area**Explanation : Oil Tank Abandoned In Place*

## Conversion Equipment

Hot Water Boiler

100%

2037

\* \*

1

\$7,900

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement**Explanation : 1 Gas Fired How Water Boiler*

## Distribution

Hot Wtr Piping/Pump

100%

2040

\* \*

4

\$1,200

## Terminal Devices

Air Handler

60%

2032

\* \*

1

\$5,900

Convactor/Radiator

20%

2029

\* \*

1

\$1,000

Convactor/Radiator

20%

2041

\* \*

1

\$1,000

## Air Conditioning

## Energy Source

Electricity

100%

2040

\* \*

1

## Conversion Equipment

Interior Pkg Unit -

Cooling

100%

2028

\$614,300

2

\$1,000

*Recent Installation, Extent : Light, Area Affected : 100%**Location : Basement Mechanical Room And Fan Room*

## Heat Rejection

Air Cooled Condenser

Unit

100%

2032

\* \*

2

\$11,100

*Recent Installation, Extent : Light, Area Affected : 100%**Location : In Front Of Building*

## Ventilation

## Distribution

Ductwork/Diffusers

100%

LIFE

\* \*

2-5

\$8,800

## Exhaust Fans

Interior

100%

2024

\$58,500

2

\$500

## Plumbing

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

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



**BROOKLYN PUBLIC LIBRARY - 038  
 PARK SLOPE/PROSPECT BRANCH LIBRARY  
 Asset # : 13262**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</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>Plumbing</b>								
H/C Water Piping Brass/Copper	100%			2034	* *	1		
Water Heater Gas Fired	100%			2022	\$10,000	2	\$200	
Sanitary Piping Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping Cast Iron	100%			LIFE	* *	1		
Backflow Preventer No Component Generic	80% 20%			2029	* *	1	\$200	
		<i>Other Observation, Extent : Light, Area Affected : 20%</i>						
		<i>Location : Boiler Room</i>						
		<i>Explanation : Serves Boiler Only</i>						
<b>Fixtures</b>								
Generic	100%							
<b>Vertical Transport</b>								
Elevators Hydraulic	100%			LIFE	* *			
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement Through Second Floor</i>						
		<i>Explanation : Newly Installed Hydraulic Elevator</i>						

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

Print Date : 21-Sep-2017

**BROOKLYN PUBLIC LIBRARY - FY 2018**

**Asset Name** : RED HOOK BRANCH LIBRARY  
**Address** : 7 WOLCOTT ST. @DWIGHT STREET  
**Borough** : BROOKLYN **Agency's Number** : 70  
**Program / Asset #** : BPL0R70.000 / 13263 **Yr Built/Renovated** : 1975 / 2013  
**Area Sq Ft** : 7,500 **Project Type** : BROOKLYN PUBLIC LIBRARY  
**Date of Survey** : 25-Jun-2007 **Landmark Status** : NONE  
**Areas Surveyed** : Roof, Floors 1  
**Block** : 577 **Lot** : 29 **BIN** : 3008650

<b>CAPITAL</b>	<b>FY 2019 - 2022</b>	<b>FY 2023 - 2028</b>
Exterior Architecture	\$82,100	
Interior Architecture		\$79,400
Electrical	\$74,600	
Mechanical	\$178,900	
<b>Total</b>	<b>\$335,600</b>	<b>\$79,400</b>
Importance Code A	\$82,100	
Importance Code B	\$253,500	\$79,400
<b>Total</b>	<b>\$335,600</b>	<b>\$79,400</b>

<b>EXPENSE</b>	<b>FY 2019</b>	<b>FY 2020</b>	<b>FY 2021</b>	<b>FY 2022</b>
Exterior Architecture	\$27,200		\$5,100	
Interior Architecture	\$13,100	\$1,200		\$200
Electrical	\$12,300	\$100		
Mechanical	\$7,000	\$1,400	\$3,100	\$1,600
<b>Total</b>	<b>\$59,500</b>	<b>\$2,700</b>	<b>\$8,200</b>	<b>\$1,800</b>
Importance Code A	\$27,700	\$400	\$5,500	\$400
Importance Code B	\$26,300	\$2,300	\$2,700	\$1,400
Importance Code C	\$5,500			
<b>Total</b>	<b>\$59,500</b>	<b>\$2,700</b>	<b>\$8,200</b>	<b>\$1,800</b>



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

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

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

**BROOKLYN PUBLIC LIBRARY - 038**  
**RED HOOK BRANCH LIBRARY**  
**Asset # : 13263**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</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>Exterior</b>								
<b>Exterior Walls</b>								
Cast in Place Concrete	40%	Now	\$6,200	LIFE	**	5	\$26,900	
<i>Exposed Reinforcement, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Underside Of Overhang At Front Entrance And Along Dwight Street Facade</i>								
<i>Spalling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Corner At Dwight and Wolcott Streets And Along Dwight Street Facade</i>								
Glass Block	3%			LIFE	**	5	\$300	
Masonry: Brick	57%	Now	\$4,700	LIFE	**	5	\$7,700	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 1%</i>								
<i>Location : Lower Courses On Walcott Street Facade</i>								
<b>Parapets</b>								
Stucco Cement	100%			2031	**	5	\$10,200	
<b>Roof</b>								
Roll Roofing	100%			2019	\$82,100	5	\$32,700	
<i>Debris Present, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Patching Evident, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : At Rear Drain</i>								
<b>Interior</b>								
<b>Floors</b>								
Cast in Place Concrete	8%			LIFE	**	5	\$1,800	
Ceramic Tile	4%			2027	\$8,200	5	\$400	
Vinyl Tile	88%			2023	\$79,400	3	\$3,500	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : A Few Random Spots</i>								
<b>Interior Walls</b>								
Cast in Place Concrete	10%			LIFE	**			
Concrete Masonry Unit	85%	Now	\$5,500	LIFE	**	5	\$4,900	
<i>Vertical Cracks, Extent : Light, Area Affected : 2%</i>								
<i>Location : Staff And Public Women Rooms</i>								
Masonry: Brick	5%			LIFE	**			
<b>Ceilings</b>								
AcousTileSusp.Lay-In	8%	Now	\$700	2019	\$6,900	5	\$400	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Multi Purpose Meeting Room And Staff Lounge</i>								
Exposed Concrete	92%			LIFE	**	5	\$1,500	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Precast Concrete T Sections</i>								

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</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>	

Under 600 Volts

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**BROOKLYN PUBLIC LIBRARY - 038**  
**RED HOOK BRANCH LIBRARY**  
**Asset # : 13263**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</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>
<b>Under 600 Volts</b>								
Service Equipment								
Molded Case Bkrs	100%			2044	**	5	\$200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 1- Electrical Service No Ratings Available.</i>								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2044	**	5	\$200	
Raceway								
Conduit	80%			2028	\$25,400	1		
Conduit	20%			2044	**	1		
Panelboards								
Molded Case Bkrs	25%			2019	\$3,800	5	\$100	
Molded Case Bkrs	75%			2040	**	5	\$100	
Wiring								
Thermoplastic	80%			2028	\$22,500	1		
Thermoplastic	20%			2044	**	1		
Motor Controllers								
Locally Mounted	100%			2023	\$15,300	5	\$100	
<b>Ground</b>								
Grounding Devices								
Not Accessible	100%							
<b>Lighting</b>								
Interior Lighting								
Fluorescent	98%			2019	\$74,600	10	\$6,700	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T12 Lamps</i>								
Incandescent	2%			2019	\$1,500	2		
Egress Lighting								
Emergency, Battery	50%			2026	\$5,100	10	\$900	
Exit, Battery	50%			2026	\$1,700	10	\$300	

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</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>
<b>Heating</b>								
Energy Source								
Natural Gas	100%			2038	**	1		
Conversion Equipment								
Furnace	60%			2023	\$10,100	1	\$2,200	
Hot Water Boiler	40%			2031	**	1	\$1,500	
Distribution								
Hot Wtr Piping/Pump	100%			2034	**	4	\$400	
Terminal Devices								
Convactor/Radiator	100%			2031	**	1	\$2,400	
<b>Air Conditioning</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.*

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**BROOKLYN PUBLIC LIBRARY - 038**  
**RED HOOK BRANCH LIBRARY**  
**Asset # : 13263**

Mechanical System Component Type	Current Repair		Future Replacement		Maintenance		Priority
	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Air Conditioning							
Energy Source							
Electricity	100%		2034	**	1		
Conversion Equipment							
Reciprocating Compr/Chiller	100%		2019	\$60,400	1	\$3,500	
Terminal Devices							
Air Handler/Cool/Ht	100%		2019	\$79,800	1	\$4,600	
Heat Rejection							
Dry Cooler	100%		2019	\$38,700	2	\$5,200	
Ventilation							
Distribution							
Ductwork/Diffusers	100%		LIFE	**	2-5	\$4,200	
Exhaust Fans							
Roof	100%		2023	\$11,800	2	\$200	
Plumbing							
H/C Water Piping							
Galvanized Steel	100%		2031	**	1		
Water Heater							
Gas Fired	100%		2019	\$4,300	2	\$100	
Sanitary Piping							
Cast Iron	100%		LIFE	**	1		
Storm Drain Piping							
Cast Iron	100%		LIFE	**	1		
Sump Pump(s)							
Non-Submersible	100%		2023	\$1,100	4	\$200	
Fixtures							
Generic	100%						

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

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

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

Print Date : 21-Sep-2017

**BROOKLYN PUBLIC LIBRARY - FY 2018**

**Asset Name** : RUGBY BRANCH LIBRARY  
**Address** : 1000 UTICA AVE. @TILDEN AVE.  
**Borough** : BROOKLYN **Agency's Number** : 54  
**Program / Asset #** : BPL0R54.000 / 13264 **Yr Built/Renovated** : 1961 / 2001  
**Area Sq Ft** : 9,000 **Project Type** : BROOKLYN PUBLIC LIBRARY  
**Date of Survey** : 13-Mar-2013 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1  
**Block** : 4721 **Lot** : 28 **BIN** : 3103730

<b>CAPITAL</b>	<b>FY 2019 - 2022</b>	<b>FY 2023 - 2028</b>
Exterior Architecture	\$108,000	
Interior Architecture	\$3,500	\$63,600
Electrical	\$4,600	
Mechanical	\$291,800	\$46,400
<b>Total</b>	<b>\$407,900</b>	<b>\$110,100</b>
Importance Code A	\$108,000	
Importance Code B	\$299,800	\$110,100
<b>Total</b>	<b>\$407,900</b>	<b>\$110,100</b>

<b>EXPENSE</b>	<b>FY 2019</b>	<b>FY 2020</b>	<b>FY 2021</b>	<b>FY 2022</b>
Exterior Architecture	\$9,300			\$300
Interior Architecture	\$100		\$900	\$3,700
Electrical	\$9,700	\$400	\$300	\$300
Mechanical	\$800	\$2,500	\$1,500	\$7,400
<b>Total</b>	<b>\$19,900</b>	<b>\$2,900</b>	<b>\$2,700</b>	<b>\$11,800</b>
Importance Code A	\$9,800	\$400	\$400	\$800
Importance Code B	\$10,100	\$2,400	\$2,300	\$11,100
Importance Code C				
<b>Total</b>	<b>\$19,900</b>	<b>\$2,900</b>	<b>\$2,700</b>	<b>\$11,800</b>



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**BROOKLYN PUBLIC LIBRARY - 038**  
**RUGBY BRANCH LIBRARY**  
**Asset # : 13264**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</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>Exterior</b>								
<b>Exterior Walls</b>								
Masonry: Brick	97%			LIFE	**	5	\$13,600	
Pre-Cast Concrete	3%			LIFE	**	5	\$1,400	
<b>Windows</b>								
Aluminum	75%			2032	**	5	\$600	
Aluminum	25%	Now	\$8,600	2049	**	5	\$100	
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : South And West Facades</i>								
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : South And West Facades</i>								
<b>Parapets</b>								
Masonry: Brick	90%			LIFE	**	5	\$3,200	
Metal Panel	10%			2044	**	5	\$1,400	
<b>Roof</b>								
Modified Bitumen	100%	0-2	\$108,000	2034	**			
<i>Blisters, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Ponding, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : West Side</i>								
<i>Seams Open/Split, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<b>Interior</b>								
<b>Floors</b>								
Ceramic Tile	5%			2033	**	5	\$400	
Vinyl Tile	90%			2024	\$63,600	3	\$2,800	
Vinyl Tile	5%			2019	\$3,500	3	\$200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : 9x9 Tiles</i>								
<b>Interior Walls</b>								
Ceramic Tile	3%			2033	**	5	\$100	
Concrete Masonry Unit	10%			LIFE	**	5	\$100	
Plaster	87%			LIFE	**	5	\$500	
<b>Ceilings</b>								
AcousTileSusp.Lay-In	90%			2037	**	5	\$7,400	
Gypsum Board	10%			LIFE	**	5	\$1,000	

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
<b>Service Equipment</b>								
Fused Disc Sw	100%			2024	\$1,500	5		
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Switch Rated @ 200 Amperes</i>								

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

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

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

**BROOKLYN PUBLIC LIBRARY - 038**  
**RUGBY BRANCH LIBRARY**  
**Asset # : 13264**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</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>
<b>Under 600 Volts</b>								
<b>Raceway</b>								
Conduit	90%			2024	\$28,600	1		
Conduit	10%			2044	**	1		
<b>Panelboards</b>								
Molded Case Bkrs	75%			2040	**	5	\$200	
Molded Case Bkrs	25%			2023	\$3,800	5	\$100	
<b>Wiring</b>								
Thermoplastic	75%			2044	**	1		
Thermoplastic	25%			2024	\$7,000	1		
<b>Motor Controllers</b>								
Locally Mounted	100%			2029	**	5	\$100	
<b>Ground</b>								
<b>Grounding Devices</b>								
Generic	100%			LIFE	**	5	\$100	
<b>Lighting</b>								
<b>Interior Lighting</b>								
Fluorescent	90%			2029	**	10	\$7,400	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	5%			2019	\$4,600	10	\$400	
<i>T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Book Shelves Area</i>								
Fluorescent	5%			2029	**	10	\$400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Front Entrance</i>								
<i>Explanation : Compact Fluorescent Light Fixtures</i>								
<b>Egress Lighting</b>								
Emergency, Battery	50%			2029	**	10	\$1,100	
Exit, Service	50%			2029	**	1		
<b>Exterior Lighting</b>								
Fluorescent	25%			2024	\$7,300	10	\$200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Front</i>								
<i>Explanation : Compact Fluorescent Light Fixtures</i>								
HID	75%			2024	\$25,800	10		
<b>Alarm</b>								
<b>Security System</b>								
Generic	100%			2032	**	1	\$3,400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : C C T V Surveillance Cameras</i>								

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</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**

*Note : 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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**BROOKLYN PUBLIC LIBRARY - 038**  
**RUGBY BRANCH LIBRARY**  
**Asset # : 13264**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</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>
<b>Heating</b>								
Energy Source								
Natural Gas	100%			2044	**	1		
Conversion Equipment								
Hot Water Boiler	100%			2037	**	1	\$4,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : 1 Unit</i>								
Distribution								
Hot Wtr Piping/Pump	100%			2032	**	4	\$700	
Terminal Devices								
Air Handler	20%			2024	\$24,000	1	\$1,100	
Convactor/Radiator	80%			2037	**	1	\$2,300	
<b>Air Conditioning</b>								
Energy Source								
Electricity	100%			2040	**	1		
Conversion Equipment								
Interior Pkg Unit - Cooling	80%			2022	\$255,400	2	\$400	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 80%</i>								
<i>Location : 1st Floor Equipment Room</i>								
Int Pkg Unit - Heating/Cooling	20%			2022	\$36,300	2	\$100	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 20%</i>								
<i>Location : 1st Floor Equipment Room</i>								
Heat Rejection								
Dry Cooler	100%			2024	\$46,400	2	\$6,300	
<b>Ventilation</b>								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$5,000	
Exhaust Fans								
Interior	90%			2024	\$27,300	2	\$300	
Roof	10%			2024	\$1,400	2		
<b>Plumbing</b>								
H/C Water Piping								
Brass/Copper	100%			2034	**	1		
Water Heater								
Gas Fired	100%			2022	\$5,200	2	\$100	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Fixtures								
Generic	100%							

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

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

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

Print Date : 21-Sep-2017

**BROOKLYN PUBLIC LIBRARY - FY 2018**

**Asset Name** : RYDER BRANCH LIBRARY  
**Address** : 5902 23RD AVE. @59 STREET  
**Borough** : BROOKLYN **Agency's Number** : 80  
**Program / Asset #** : BPL0R80.000 / 13265 **Yr Built/Renovated** : 1970 / 1998  
**Area Sq Ft** : 10,690 **Project Type** : BROOKLYN PUBLIC LIBRARY  
**Date of Survey** : 06-Mar-2013 **Landmark Status** : NONE  
**Areas Surveyed** : Roof, Floors 1  
**Block** : 6548 **Lot** : 37 **BIN** : 3172049

<b>CAPITAL</b>	<b>FY 2019 - 2022</b>	<b>FY 2023 - 2028</b>
Exterior Architecture	\$91,100	
Interior Architecture	\$60,300	
Electrical	\$112,200	\$104,100
Mechanical		\$255,000
<b>Total</b>	<b>\$263,500</b>	<b>\$359,100</b>
Importance Code A	\$91,100	
Importance Code B	\$172,400	\$359,100
<b>Total</b>	<b>\$263,500</b>	<b>\$359,100</b>

<b>EXPENSE</b>	<b>FY 2019</b>	<b>FY 2020</b>	<b>FY 2021</b>	<b>FY 2022</b>
Exterior Architecture	\$24,400			
Interior Architecture	\$22,100			\$1,200
Electrical	\$16,500	\$800	\$700	\$31,600
Mechanical	\$8,000	\$3,600	\$2,600	\$3,300
<b>Total</b>	<b>\$71,000</b>	<b>\$4,400</b>	<b>\$3,400</b>	<b>\$36,100</b>
Importance Code A	\$25,100	\$500	\$500	\$500
Importance Code B	\$45,900	\$3,800	\$2,800	\$35,600
Importance Code C				
<b>Total</b>	<b>\$71,000</b>	<b>\$4,400</b>	<b>\$3,400</b>	<b>\$36,100</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.

**BROOKLYN PUBLIC LIBRARY - 038**  
**RYDER BRANCH LIBRARY**  
**Asset # : 13265**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
<b>Exterior</b>								
Exterior Walls								
Cast in Place Concrete	10%			LIFE	**	5	\$4,200	
Masonry: Brick	90%			LIFE	**	5	\$7,500	
<b>Windows</b>								
Aluminum	100%	Now	\$24,400	2032	**	5	\$1,400	
<i>Air Infiltration, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Weather Strip Missing, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<b>Roof</b>								
Modified Bitumen	100%	0-2	\$91,100	2034	**			
<i>Seams Open/Split, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Various Locations Throughout</i>								
<b>Interior</b>								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$1,800	
Quarry Tile	5%			2037	**	5	\$600	
Vinyl Tile	85%	0-2	\$60,300	2034	**	3	\$2,600	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<b>Interior Walls</b>								
Ceramic Tile	3%			2033	**	5	\$200	
Concrete Masonry Unit	40%			LIFE	**	5	\$1,200	
Gypsum Board	47%			LIFE	**	5	\$2,100	
Masonry: Brick	10%			LIFE	**			
<b>Ceilings</b>								
AcousTile,Adhered	35%	4+	\$8,100	2037	**	5	\$1,400	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
AcousTileSusp.Lay-In	50%	4+	\$13,500	2037	**	5	\$2,100	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 5%</i>								
<i>Location : Various Locations Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Exposed Struc: Steel	5%			LIFE	**			
Gypsum Board	10%	2-4	\$400	LIFE	**	5	\$1,000	
<i>Horizontal Cracks, Extent : Light, Area Affected : 5%</i>								
<i>Location : Main Public Space</i>								

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**BROOKLYN PUBLIC LIBRARY - 038**  
**RYDER BRANCH LIBRARY**  
**Asset # : 13265**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
<b>Service Equipment</b>								
Molded Case Bkrs	100%			2024	\$1,500	5	\$300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : 1st Floor, Mechanical Room</i>								
<i>Explanation : One 350 Amperes Main Disconnect Switch</i>								
<hr/>								
<b>Switchgear / Switchboard</b>								
Molded Case Bkrs	100%			2024	\$32,700	5	\$300	
<hr/>								
<b>Raceway</b>								
Conduit	80%			2024	\$25,400	1		
Conduit	20%			2044	**	1		
<hr/>								
<b>Panelboards</b>								
Fused Disc Sw	5%			2023	\$800	5		
Molded Case Bkrs	75%			2023	\$11,400	5	\$200	
Molded Case Bkrs	20%			2040	**	5	\$100	
<hr/>								
<b>Wiring</b>								
Braided Cloth	50%	2-4	\$14,100	2049	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	20%			2044	**	1		
Thermoplastic	30%			2024	\$8,400	1		
<hr/>								
<b>Motor Controllers</b>								
Locally Mounted	100%			2022	\$30,600	5	\$100	
<hr/>								
<b>Ground</b>								
<b>Grounding Devices</b>								
Generic	100%			LIFE	**	5	\$200	
<hr/>								
<b>Lighting</b>								
<b>Interior Lighting</b>								
Fluorescent	96%			2024	\$104,100	10	\$9,400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-12 Lamps</i>								
Incandescent	4%			2024	\$4,300	2		
<hr/>								
<b>Egress Lighting</b>								
Emergency, Battery	50%			2029	**	10	\$1,300	
Exit, Service	50%			2029	**	1		
<hr/>								
<b>Exterior Lighting</b>								
HID	50%			2024	\$20,400	10		
Incandescent	50%			2024	\$17,400	2		
<hr/>								
<b>Alarm</b>								
<b>Security System</b>								
No Component	70%							
Generic	30%			2034	**	1	\$1,200	
<hr/>								
<b>Fire/Smoke Detection</b>								
Generic	100%			2019	\$112,200	1-3	\$6,800	

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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.

**BROOKLYN PUBLIC LIBRARY - 038**  
**RYDER BRANCH LIBRARY**  
**Asset # : 13265**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</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>
<b>Heating</b>								
Energy Source								
Natural Gas	100%			2044	**	1		
Conversion Equipment								
Furnace	70%			2029	**	1	\$3,700	
		<i>Other Observation, Extent : Light, Area Affected : 70%</i>						
		<i>Location : 1st Floor Equipment Room</i>						
		<i>Explanation : 3 Units</i>						
Hot Water Boiler	30%			2037	**	1	\$1,600	
		<i>Other Observation, Extent : Light, Area Affected : 30%</i>						
		<i>Location : 1st Floor Equipment Room</i>						
		<i>Explanation : 1 Unit</i>						
Distribution								
Hot Wtr Piping/Pump	100%			2032	**	4	\$800	
Terminal Devices								
Convactor/Radiator	30%			2037	**	1	\$1,000	
No Component	70%							
<b>Air Conditioning</b>								
Energy Source								
Electricity	100%			2040	**	1		
Conversion Equipment								
Reciprocating Compr/Chiller	100%			2024	\$86,100	1	\$5,000	
		<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Roof</i>						
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Roof</i>						
		<i>Explanation : Four Split Systems, Roof Mounted Air Condensers</i>						
Terminal Devices								
Air Handler/Cool/Ht	100%			2024	\$113,800	1	\$6,600	
Heat Rejection								
Dry Cooler	100%			2024	\$55,200	2	\$7,400	
<b>Ventilation</b>								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$6,000	
Exhaust Fans								
Interior	80%			2024	\$28,900	2	\$300	
Roof	20%			2024	\$3,400	2	\$100	
<b>Plumbing</b>								
H/C Water Piping								
Brass/Copper	100%			2044	**	1		
Water Heater								
Gas Fired	100%			2019	\$6,200	2	\$200	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		

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

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

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

**BROOKLYN PUBLIC LIBRARY - 038**  
**RYDER BRANCH LIBRARY**  
**Asset # : 13265**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
Fixtures								
Generic	100%							

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

Print Date : 21-Sep-2017

**BROOKLYN PUBLIC LIBRARY - FY 2018**

**Asset Name** : SARATOGA BRANCH LIBRARY  
**Address** : 8 THOMAS S BOYLAND ST. @MACON ST.  
**Borough** : BROOKLYN **Agency's Number** : 57  
**Program / Asset #** : BPL0S57.000 / 13266 **Yr Built/Renovated** : 1908 / 2002  
**Area Sq Ft** : 10,690 **Project Type** : BROOKLYN PUBLIC LIBRARY  
**Date of Survey** : 15-Mar-2013 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1  
**Block** : 1498 **Lot** : 35 **BIN** : 3040218

<b>CAPITAL</b>	<b>FY 2019 - 2022</b>	<b>FY 2023 - 2028</b>
Exterior Architecture	\$40,700	
Interior Architecture	\$91,000	
Electrical	\$75,900	\$73,400
Mechanical		\$347,800
<b>Total</b>	<b>\$207,600</b>	<b>\$421,200</b>
Importance Code A	\$40,700	
Importance Code B	\$166,900	\$421,200
<b>Total</b>	<b>\$207,600</b>	<b>\$421,200</b>

<b>EXPENSE</b>	<b>FY 2019</b>	<b>FY 2020</b>	<b>FY 2021</b>	<b>FY 2022</b>
Exterior Architecture	\$30,700			
Interior Architecture	\$600			\$1,300
Electrical	\$8,000	\$1,300	\$1,000	\$1,000
Mechanical	\$1,500	\$3,300	\$2,300	\$9,300
<b>Total</b>	<b>\$40,900</b>	<b>\$4,700</b>	<b>\$3,300</b>	<b>\$11,600</b>
Importance Code A	\$31,300	\$500	\$500	\$500
Importance Code B	\$9,600	\$4,200	\$2,800	\$11,100
Importance Code C				
<b>Total</b>	<b>\$40,900</b>	<b>\$4,700</b>	<b>\$3,300</b>	<b>\$11,600</b>



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

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

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

**BROOKLYN PUBLIC LIBRARY - 038**  
**SARATOGA BRANCH LIBRARY**  
**Asset # : 13266**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</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>
<b>Exterior</b>								
<b>Exterior Walls</b>								
Masonry: Brick	75%			LIFE	**	5	\$11,800	
Masonry: Limestone	20%			LIFE	**	5	\$2,400	
Metal Panel	5%	Now	\$1,200	2034	**	5	\$1,500	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Metal Panel Covers At South And East Facades</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Metal Panel Covers At South And East Facades</i>								
<hr/>								
<b>Windows</b>								
Glass Block	5%			LIFE	**	5	\$100	
Wood	95%	Now	\$29,600	2032	**	5	\$17,300	
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Split/Cracked, Extent : Light, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<hr/>								
<b>Parapets</b>								
Masonry: Limestone	100%			LIFE	**	5	\$3,300	
<hr/>								
<b>Roof</b>								
Slate	100%	Now	\$40,700	LIFE	**			
<i>Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Vegetation Growth, Extent : Severe, Area Affected : 50%</i>								
<i>Location : At Gutters</i>								
<hr/>								
<b>Interior</b>								
<b>Floors</b>								
Cast in Place Concrete	10%			LIFE	**	5	\$2,700	
Ceramic Tile	5%			2033	**	5	\$600	
Vinyl Tile	85%	Now	\$91,000	2034	**	3	\$4,000	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : At Main Entrance</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : First Floor</i>								
<hr/>								
<b>Interior Walls</b>								
Ceramic Tile	5%			2033	**	5	\$1,100	
Concrete Masonry Unit	5%			LIFE	**	5	\$400	
Masonry: Brick	20%			LIFE	**			
Plaster	70%			LIFE	**	5	\$4,400	
<hr/>								
<b>Ceilings</b>								
AcousTileSusp.Lay-In	10%			2029	**	5	\$1,200	
Plaster	90%			LIFE	**	5	\$7,000	

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</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

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

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

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



**BROOKLYN PUBLIC LIBRARY - 038**  
**SARATOGA BRANCH LIBRARY**  
**Asset # : 13266**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</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>
<b>Under 600 Volts</b>								
Service Equipment								
Fused Disc Sw	100%			2044	**	5		
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Disconnect Switch Rated @ 400 Amperes</i>								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2044	**	5	\$300	
Raceway								
Conduit	100%			2044	**	1		
Panelboards								
Fused Disc Sw	20%			2040	**	5	\$100	
Molded Case Bkrs	80%			2040	**	5	\$200	
Wiring								
Thermoplastic	100%			2044	**	1		
<b>Ground</b>								
Grounding Devices								
Generic	100%			LIFE	**	5	\$200	
<b>Lighting</b>								
Interior Lighting								
Fluorescent	70%			2019	\$75,900	10	\$6,900	
<i>T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	30%			2024	\$32,500	10	\$2,900	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Egress Lighting								
Emergency, Battery	50%			2024	\$7,300	10	\$1,300	
Exit, Service	50%			2024	\$800	1		
Exterior Lighting								
HID	100%			2024	\$40,900	10		
<b>Alarm</b>								
Security System								
Generic	100%			2032	**	1	\$4,000	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Inside And Outside The Building</i>								
<i>Explanation : C C T V Surveillance Cameras</i>								
Fire/Smoke Detection								
Generic	100%			2032	**	1-3	\$6,600	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Horns, Manual Pull Stations, Smoke Detectors And Strobe Lights</i>								

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</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**

*Note : 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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**BROOKLYN PUBLIC LIBRARY - 038**  
**SARATOGA BRANCH LIBRARY**  
**Asset # : 13266**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</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>
<b>Heating</b>								
Energy Source								
Natural Gas	100%			2044	**	1		
Conversion Equipment								
Hot Water Boiler	100%			2037	**	1	\$5,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : 1 Unit</i>								
Distribution								
Hot Wtr Piping/Pump	100%			2032	**	4	\$800	
Terminal Devices								
Air Handler	40%			2024	\$57,000	1	\$2,600	
Convactor/Radiator	60%			2037	**	1	\$2,100	
<b>Air Conditioning</b>								
Energy Source								
Electricity	100%			2040	**	1		
Conversion Equipment								
Reciprocating Compr/Chiller	100%			2024	\$86,100	1	\$5,000	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : 2nd Floor New Extension</i>								
Terminal Devices								
Air Handler/Dir Expansion	100%			2024	\$113,400	1		
Heat Rejection								
Dry Cooler	100%			2024	\$55,200	2	\$7,400	
<b>Ventilation</b>								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$6,000	
Exhaust Fans								
Interior	100%			2024	\$36,100	2	\$300	
<b>Plumbing</b>								
H/C Water Piping								
Brass/Copper	100%			2034	**	1		
Water Heater								
Gas Fired	100%			2022	\$6,200	2	\$200	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Fixtures								
Generic	100%							
<b>Vertical Transport</b>								
Elevators								
Hydraulic	100%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : B-1</i>								
<i>Explanation : One Hyd Chair Lift</i>								

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**BROOKLYN PUBLIC LIBRARY - 038**  
**SARATOGA BRANCH LIBRARY**  
**Asset # : 13266**

Print Date : 21-Sep-2017

**BROOKLYN PUBLIC LIBRARY - FY 2018**

Asset Name : SPRING CREEK BRANCH LIBRARY  
Address : 12143 FLATLANDS AVE. @NEW JERSEY AVENUE  
Borough : BROOKLYN Agency's Number : 85  
Program / Asset # : BPL0S85.000 / 13267 Yr Built/Renovated : 1976 / 2012  
Area Sq Ft : 7,500 Project Type : BROOKLYN PUBLIC LIBRARY  
Date of Survey : 25-Mar-2013 Landmark Status : NONE  
Areas Surveyed : Roof, Floors 1  
Block : 4413 Lot : 25 BIN : 3098071

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Exterior Architecture	\$46,900	
Interior Architecture		\$84,700
Mechanical	\$79,800	
<b>Total</b>	<b>\$126,700</b>	<b>\$84,700</b>
Importance Code A	\$46,900	
Importance Code B	\$79,800	\$84,700
<b>Total</b>	<b>\$126,700</b>	<b>\$84,700</b>

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	\$24,500			
Interior Architecture	\$4,500		\$1,200	\$5,300
Electrical	\$8,100	\$200	\$100	\$100
Mechanical	\$7,700	\$2,100	\$1,500	\$2,000
<b>Total</b>	<b>\$44,800</b>	<b>\$2,300</b>	<b>\$2,800</b>	<b>\$7,400</b>
Importance Code A	\$25,700	\$400	\$400	\$400
Importance Code B	\$14,600	\$1,900	\$2,400	\$7,000
Importance Code C	\$4,500			
<b>Total</b>	<b>\$44,800</b>	<b>\$2,300</b>	<b>\$2,800</b>	<b>\$7,400</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.

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**BROOKLYN PUBLIC LIBRARY - 038**  
**SPRING CREEK BRANCH LIBRARY**  
**Asset # : 13267**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</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>Exterior</b>								
<b>Exterior Walls</b>								
Masonry: Brick	95%	2-4	\$46,900	LIFE	**	5	\$15,400	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Metal: Cage/Fence	5%			2029	**	5	\$3,500	
<b>Parapets</b>								
Masonry: Brick	90%			LIFE	**	5	\$1,600	
Metal Panel	10%			2044	**	5	\$700	
<b>Roof</b>								
Modified Bitumen	92%	0-2	\$22,400	2029	**			
<i>Blisters, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Skylight, Metal/Glass	8%			2044	**	10	\$5,500	
<b>Interior</b>								
<b>Floors</b>								
Cast in Place Concrete	5%			LIFE	**	5	\$1,200	
Ceramic Tile	5%			2033	**	5	\$500	
Vinyl Tile	90%			2024	\$84,700	3	\$3,700	
<b>Interior Walls</b>								
Concrete Masonry Unit	90%			LIFE	**	5	\$4,100	
Masonry: Brick	10%	4+	\$4,500	LIFE	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 15%</i>								
<i>Location : Kitchen</i>								
<b>Ceilings</b>								
AcousTileSusp.Lay-In	95%			2037	**	5	\$10,600	
Exposed Struc: Steel	5%			LIFE	**			

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
<b>Service Equipment</b>								
Molded Case Bkrs	100%			2044	**	5	\$200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 400 Amperes Main Disconnect Switch</i>								
<b>Switchgear / Switchboard</b>								
Molded Case Bkrs	100%			2044	**	5	\$200	
<b>Raceway</b>								
Conduit	100%			2044	**	1		
<b>Panelboards</b>								
Fused Disc Sw	10%			2040	**	5		
Molded Case Bkrs	90%			2040	**	5	\$200	
<b>Wiring</b>								
Thermoplastic	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.

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**BROOKLYN PUBLIC LIBRARY - 038**  
**SPRING CREEK BRANCH LIBRARY**  
**Asset # : 13267**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</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%			2037	**	5	\$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$100	
Lighting								
Interior Lighting								
Fluorescent	95%			2029	**	10	\$6,500	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
		<i>Explanation : T-12 Lamps</i>						
Fluorescent	5%			2029	**	10	\$300	
		<i>T-5 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Front Desk And Meeting Room</i>						
Egress Lighting								
Emergency, Battery	50%			2029	**	10	\$900	
Exit, Service	50%			2029	**	1		
Exterior Lighting								
HID	100%			2029	**	10		
Alarm								
Security System								
No Component	70%							
Generic	30%			2029	**	1	\$800	

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</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%			2044	**	1		
Conversion Equipment								
Hot Water Boiler	100%	Now	\$1,100	2029	**	1	\$3,300	
		<i>Malfunctioning, Extent : Moderate, Area Affected : 2%</i>						
		<i>Location : Boiler Control System</i>						
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Mechanical Room</i>						
		<i>Explanation : One Unit</i>						
Distribution								
Hot Wtr Piping/Pump	100%			2032	**	4	\$600	
Terminal Devices								
Convactor/Radiator	5%			2029	**	1	\$100	
No Component	95%							
		<i>Other Observation, Extent : Light, Area Affected : 0%</i>						
		<i>Location : Mechanical Room</i>						
		<i>Explanation : Air Handler Is Covered Under A C System</i>						
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.*

**BROOKLYN PUBLIC LIBRARY - 038**  
**SPRING CREEK BRANCH LIBRARY**  
**Asset # : 13267**

Mechanical System Component Type	Current Repair			Future Replacement		Maintenance		Priority
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Air Conditioning								
Energy Source								
Electricity	100%			2040	**	1		
Terminal Devices								
Air Handler/Cool/Ht	100%	Now	\$79,800	2034	**	1	\$4,200	
<i>Obsolete Equipment, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Mechanical Room</i>								
Heat Rejection								
Air Cooled Condenser Unit	100%			2024	\$14,300	2	\$5,200	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$4,200	
Exhaust Fans								
Interior	10%			2024	\$2,500	2		
Roof	90%			2029	**	2	\$200	
Plumbing								
H/C Water Piping								
Brass/Copper	20%			2044	**	1		
Galvanized Steel	80%			2037	**	1		
Water Heater								
Electric	100%			2019	\$6,300	4	\$100	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Fixtures								
Generic	100%							
Fire Suppression								
Chemical System								
No Component	90%							
Generic	10%			2019	\$200	1-3	\$400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Fire Extinguishers</i>								

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

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

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Print Date : 21-Sep-2017

**BROOKLYN PUBLIC LIBRARY - FY 2018**

**Asset Name** : STONE AVENUE BRANCH LIBRARY  
**Address** : 581 MOTHER GASTON BLVD. @ DUMONT AVE.  
**Borough** : BROOKLYN **Agency's Number** : 26  
**Program / Asset #** : BPL0S26.000 / 13268 **Yr Built/Renovated** : 1914 / 2007  
**Area Sq Ft** : 14,252 **Project Type** : BROOKLYN PUBLIC LIBRARY  
**Date of Survey** : 12-Mar-2013 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,m,2  
**Block** : 3794 **Lot** : 18 **BIN** : 3084596

<b>CAPITAL</b>	<b>FY 2019 - 2022</b>	<b>FY 2023 - 2028</b>
Interior Architecture	\$83,200	
Electrical		\$57,400
<b>Total</b>	<b>\$83,200</b>	<b>\$57,400</b>
Importance Code B	\$83,200	\$57,400
<b>Total</b>	<b>\$83,200</b>	<b>\$57,400</b>

<b>EXPENSE</b>	<b>FY 2019</b>	<b>FY 2020</b>	<b>FY 2021</b>	<b>FY 2022</b>
Exterior Architecture	\$16,600	\$3,300		
Interior Architecture	\$16,400	\$2,500		\$2,200
Electrical	\$25,800	\$1,700	\$1,300	\$1,400
Mechanical	\$6,300	\$3,800	\$3,100	\$3,400
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
<b>Total</b>	<b>\$69,100</b>	<b>\$15,100</b>	<b>\$8,400</b>	<b>\$10,900</b>
Importance Code A	\$17,400	\$4,000	\$700	\$700
Importance Code B	\$51,700	\$11,200	\$7,700	\$9,700
Importance Code C				\$600
<b>Total</b>	<b>\$69,100</b>	<b>\$15,100</b>	<b>\$8,400</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.

**BROOKLYN PUBLIC LIBRARY - 038**  
**STONE AVENUE BRANCH LIBRARY**  
**Asset # : 13268**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</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>Exterior</b>								
<b>Exterior Walls</b>								
Masonry: Brick	85%			LIFE	**	5	\$25,000	
Masonry: Limestone	15%			LIFE	**	5	\$3,300	
<b>Windows</b>								
Aluminum	100%			2040	**	5	\$6,500	
<b>Parapets</b>								
Masonry: Brick	85%			LIFE	**	5	\$3,500	
Masonry: Limestone	15%			LIFE	**	5	\$800	
<b>Roof</b>								
Modified Bitumen	100%	Now	\$16,600	2029	**			
<i>Blisters, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Over Second Floor</i>								
<i>Seams Open/Split, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Over Second Floor</i>								
<b>Interior</b>								
<b>Floors</b>								
Carpet	30%			2023	\$63,500	3	\$7,400	
Cast in Place Concrete	3%			LIFE	**	5	\$1,100	
Ceramic Tile	5%			2037	**	5	\$800	
Vinyl Tile	59%	Now	\$83,200	2034	**	3	\$3,600	
<i>Adhesion Failure, Extent : Light, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Light, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Wood	3%	Now	\$16,400	2064	**	5	\$500	
<i>Dry Rot/Decay, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Mechanical Room On Second Floor</i>								
<i>Poor Subfloor Evident, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Mechanical Room On Second Floor</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Mechanical Room On Second Floor</i>								
<b>Interior Walls</b>								
Ceramic Tile	5%			2037	**	5	\$1,100	
Gypsum Board	20%			LIFE	**	5	\$2,700	
Plaster	50%			LIFE	**	5	\$3,400	
Wood	25%			LIFE	**	5	\$22,300	
<b>Ceilings</b>								
Gypsum Board	15%			LIFE	**	5	\$3,100	
Plaster	80%			LIFE	**	5	\$8,200	
Plaster	5%			LIFE	**	5	\$500	
<b>Electrical</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>
<b>Under 600 Volts</b>								

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

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

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



**BROOKLYN PUBLIC LIBRARY - 038**  
**STONE AVENUE BRANCH LIBRARY**  
**Asset # : 13268**

Electrical	Current Repair		Future Replacement		Maintenance		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
<b>Under 600 Volts</b>								
<b>Service Equipment</b>								
Fused Disc Sw	50%			2024	\$800	5		
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : No Nameplate Rating Available</i>								
Molded Case Bkrs	50%			2024	\$800	5	\$200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Main Service Disconnect Rated @ 400 Amperes</i>								
<b>Switchgear / Switchboard</b>								
Molded Case Bkrs	100%			2024	\$32,700	5	\$400	
<b>Raceway</b>								
Conduit	80%			2024	\$25,400	1		
Conduit	20%			2044	**	1		
<b>Panelboards</b>								
Molded Case Bkrs	50%			2023	\$7,600	5	\$200	
Molded Case Bkrs	50%			2040	**	5	\$200	
<b>Wiring</b>								
Thermoplastic	100%			2044	**	1		
<b>Motor Controllers</b>								
Locally Mounted	100%			2037	**	5	\$100	
<b>Ground</b>								
<b>Grounding Devices</b>								
Generic	100%	2-4	\$9,600	LIFE	**	5	\$200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Metal Water Pipe</i>								
<i>Explanation : Corroded</i>								
<b>Lighting</b>								
<b>Interior Lighting</b>								
Fluorescent	10%			2029	**	10	\$1,300	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Mezzanine</i>								
Fluorescent	2%			2024	\$2,900	10	\$300	
<i>T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Mechanical Room</i>								
Fluorescent	88%			2029	**	10	\$11,500	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Compact Fluorescent Light Fixtures</i>								
<b>Egress Lighting</b>								
Emergency, Battery	50%			2029	**	10	\$1,700	
Exit, LED	50%			2052	**	1		
<b>Exterior Lighting</b>								
HID	100%			2024	\$54,500	10		
<b>Alarm</b>								

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

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

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

**BROOKLYN PUBLIC LIBRARY - 038**  
**STONE AVENUE BRANCH LIBRARY**  
**Asset # : 13268**

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

**Alarm**

Security System Generic	100%			2029	**	1	\$5,300	
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*Other Observation, Extent : Moderate, Area Affected : 100%*  
*Location : Throughout The Building*  
*Explanation : C C T V Surveillance Cameras*

Fire/Smoke Detection Generic	100%			2029	**	1-3	\$8,800	
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*Other Observation, Extent : Moderate, Area Affected : 100%*  
*Location : Throughout The Building*  
*Explanation : Strobe Lights, Smoke Detectors, Manual Pull Station And Alarm Bells*

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

**Heating**

Energy Source Natural Gas	100%			2044	**	1		
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*Other Observation, Extent : Severe, Area Affected : 100%*  
*Location : Basement Electric Room*  
*Explanation : No Vent For Gas Meter Located In Electric Room - Dangerous Condition*

Conversion Equipment Hot Water Boiler	100%			2037	**	1	\$7,100	
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*Other Observation, Extent : Light, Area Affected : 100%*  
*Location : Basement Boiler Room*  
*Explanation : 1 Unit*

Distribution Hot Wtr Piping/Pump	100%			2040	**	4	\$1,100	
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Terminal Devices Air Handler	60%			2032	**	1	\$5,300	
Convector/Radiator	40%			2037	**	1	\$1,800	

**Air Conditioning**

Energy Source Electricity	100%			2040	**	1		
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Conversion Equipment Reciprocating Compr/Chiller	75%			2032	**	1	\$5,000	
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*R-22 Refrigerant, Extent : Light, Area Affected : 75%*  
*Location : 2nd Floor Mechanical Room*

Exterior Pkg Unit - Cooling	25%			2032	**	2	\$200	
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*R-22 Refrigerant, Extent : Light, Area Affected : 25%*  
*Location : Basement*

Terminal Devices Air Handler/Dir Expansion	75%			2032	**	1		
No Component	25%							

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

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

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

**BROOKLYN PUBLIC LIBRARY - 038**  
**STONE AVENUE BRANCH LIBRARY**  
**Asset # : 13268**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</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>
Air Conditioning	Heat Rejection							
	Air Cooled Condenser Unit	75%			2032	* *	2	\$7,400
			<i>Other Observation, Extent : Severe, Area Affected : 75%</i>					
			<i>Location : Roof</i>					
			<i>Explanation : Inoperable Unit</i>					
	No Component	25%						
Ventilation	Distribution							
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$7,900
Exhaust Fans	Interior	100%	Now	\$2,400	2032	* *	2	\$300
			<i>Other Observation, Extent : Severe, Area Affected : 100%</i>					
			<i>Location : Basement Electric Room</i>					
			<i>Explanation : No Vent For Gas Meter</i>					
Plumbing	H/C Water Piping							
	Brass/Copper	100%			2044	* *	1	
Water Heater	Gas Fired	100%			2023	\$8,200	2	\$200
Sanitary Piping	Cast Iron	100%	Now	\$2,000	LIFE	* *	1	
			<i>Other Observation, Extent : Severe, Area Affected : 3%</i>					
			<i>Location : Basement Mens Room</i>					
			<i>Explanation : Water Backs Up From Sewage Drain</i>					
Storm Drain Piping	Cast Iron	100%			LIFE	* *	1	
Fixtures	Generic	100%						
Vertical Transport	Elevators							
	Hydraulic	100%			LIFE	* *		
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : B, 1, M, 2</i>					
			<i>Explanation : 1 Unit</i>					

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

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

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

Print Date : 21-Sep-2017

**BROOKLYN PUBLIC LIBRARY - FY 2018**

**Asset Name** : SUNSET PARK BRANCH LIBRARY  
**Address** : 5108 FOURTH AVE. @51 ST STREET  
**Borough** : BROOKLYN **Agency's Number** : 55  
**Program / Asset #** : BPL0S55.000 / 13269 **Yr Built/Renovated** : 1972 / 2006  
**Area Sq Ft** : 7,500 **Project Type** : BROOKLYN PUBLIC LIBRARY  
**Date of Survey** : 27-Feb-2013 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1  
**Block** : 798 **Lot** : 34 **BIN** : 3013507

<b>CAPITAL</b>	<b>FY 2019 - 2022</b>	<b>FY 2023 - 2028</b>
Exterior Architecture		\$81,600
Electrical		\$147,200
Mechanical		\$154,000
<b>Total</b>		<b>\$382,800</b>
Importance Code A		\$81,600
Importance Code B		\$301,200
<b>Total</b>		<b>\$382,800</b>

<b>EXPENSE</b>	<b>FY 2019</b>	<b>FY 2020</b>	<b>FY 2021</b>	<b>FY 2022</b>
Exterior Architecture	\$29,200			\$600
Interior Architecture		\$1,500		\$4,000
Electrical	\$1,500	\$700	\$800	\$800
Mechanical	\$2,600	\$1,900	\$1,700	\$6,100
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
<b>Total</b>	<b>\$37,300</b>	<b>\$8,100</b>	<b>\$6,400</b>	<b>\$15,400</b>
Importance Code A	\$29,600	\$400	\$400	\$1,000
Importance Code B	\$7,700	\$7,700	\$6,100	\$14,400
Importance Code C				
<b>Total</b>	<b>\$37,300</b>	<b>\$8,100</b>	<b>\$6,400</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.

**BROOKLYN PUBLIC LIBRARY - 038**  
**SUNSET PARK BRANCH LIBRARY**  
**Asset # : 13269**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	15%			LIFE	**	5	\$7,200	
Glass Block	10%			LIFE	**	5	\$600	
Glazed Ceramic Panel	30%			LIFE	**	5	\$13,600	
Masonry: Brick	10%			LIFE	**	5	\$1,000	
Masonry: Granite	30%			LIFE	**	5	\$2,200	
Metal Panel	5%			2044	**	5-10	\$3,300	
Windows								
Aluminum	100%	Now	\$3,800	2040	**	5	\$200	
<i>Hardware Missing, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : East Side</i>								
Parapets								
Metal Panel	5%			2044	**	5	\$100	
Stucco Cement	95%			2037	**	5	\$1,300	
Roof								
IRMA/Protected Membrane	100%	Now	\$24,500	2024		\$81,600		
<i>Insul Deter/Miss, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : First Floor</i>								
Interior								
Floors								
Carpet	10%			2023		\$13,900	3	\$1,600
Cast in Place Concrete	5%			LIFE	**	5	\$1,200	
Ceramic Tile	10%			2033	**	5	\$1,100	
Vinyl Tile	75%			2029	**	3	\$3,000	
Interior Walls								
Concrete Masonry Unit	77%			LIFE	**	5	\$2,700	
Glass: Single Pane	3%			LIFE	**	5	\$200	
Gypsum Board	15%			LIFE	**	5	\$800	
Wood	5%			LIFE	**	5	\$1,700	
Ceilings								
AcousTileSusp.Lay-In	75%			2037	**	5	\$8,100	
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : East Side</i>								
Exposed Concrete	10%			LIFE	**	5	\$200	
Gypsum Board	15%			LIFE	**	5	\$2,000	
Electrical								
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.

**BROOKLYN PUBLIC LIBRARY - 038**  
**SUNSET PARK BRANCH LIBRARY**  
**Asset # : 13269**

<b>Electrical</b>	<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</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>
<b>Under 600 Volts</b>								
Service Equipment								
Fused Disc Sw	100%			2034	**	5		
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Electrical Room</i>							
	<i>Explanation : Main Service Switch Rated @ 400 Amperes</i>							
Switchgear / Switchboard								
Molded Case Bkrs	100%			2024	\$32,700	5	\$200	
Raceway								
Conduit	10%			2044	**	1		
Conduit	40%			2034	**	1		
Conduit	50%			2024	\$15,900	1		
Panelboards								
Molded Case Bkrs	60%			2032	**	5	\$100	
Molded Case Bkrs	30%			2023	\$4,500	5	\$100	
Molded Case Bkrs	10%			2040	**	5		
Wiring								
Thermoplastic	40%			2034	**	1		
Thermoplastic	10%			2044	**	1		
Thermoplastic	50%			2024	\$14,100	1		
Motor Controllers								
Locally Mounted	100%			2029	**	5	\$100	
<b>Ground</b>								
Grounding Devices								
Generic	100%			LIFE	**	5	\$100	
<b>Lighting</b>								
Interior Lighting								
Fluorescent	85%			2024	\$64,700	10	\$5,800	
	<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout The Building</i>							
Fluorescent	10%			2029	**	10	\$700	
	<i>T-5 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Staff Lounge</i>							
Fluorescent	5%			2024	\$3,800	10	\$300	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Basement</i>							
	<i>Explanation : Compact Fluorescent Light Fixtures</i>							
Egress Lighting								
Emergency, Battery	50%			2024	\$5,100	10	\$900	
Exit, LED	25%			2039	**	1		
Exit, Service	25%			2024	\$300	1		
Exterior Lighting								
Fluorescent	100%			2024	\$24,400	10	\$700	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Perimeter</i>							
	<i>Explanation : T-12 Lamps</i>							
<b>Alarm</b>								

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

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

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

**BROOKLYN PUBLIC LIBRARY - 038**  
**SUNSET PARK BRANCH LIBRARY**  
**Asset # : 13269**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</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**

Security System Generic	100%			2024	\$23,000	1	\$2,800	
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*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Throughout The Building**Explanation : C C T V Surveillance Cameras*

Fire/Smoke Detection Generic	100%			2024	\$78,700	1-3	\$4,600	
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*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Throughout The Building**Explanation : Alarm Bells, Manual Pull Station And Strobe Lights*

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</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%			2034	**	1		
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Conversion Equipment Hot Water Boiler	100%			2029	**	1	\$3,700	
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*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement Boiler Room**Explanation : 1 Unit*

Distribution Hot Wtr Piping/Pump	100%	Now	\$200	2032	**	4	\$400	
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*Malfunctioning, Extent : Moderate, Area Affected : 5%**Location : Thermostats, 1st And 2nd Floors*

Terminal Devices Air Handler	70%			2024	\$70,000	1	\$3,300	
Convector/Radiator	30%			2029	**	1	\$700	

**Air Conditioning**

Energy Source Electricity	100%			2040	**	1		
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Conversion Equipment Reciprocating Compr/Chiller	60%			2024	\$36,200	1	\$2,100	
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*R-22 Refrigerant, Extent : Light, Area Affected : 60%**Location : Basement*

Exterior Pkg Unit - Cooling	40%			2029	**	2	\$200	
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*R-22 Refrigerant, Extent : Light, Area Affected : 40%**Location : Roof*

Terminal Devices Air Handler/Dir Expansion	60%			2024	\$47,700	1		
No Component	40%							

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

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

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

**BROOKLYN PUBLIC LIBRARY - 038**  
**SUNSET PARK BRANCH LIBRARY**  
**Asset # : 13269**

Mechanical System Component Type	Current Repair		Future Replacement		Maintenance		Priority
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	
Air Conditioning							
Heat Rejection							
Dry Cooler	60%			2024	\$23,200	2	\$3,100
No Component	40%						
Ventilation							
Distribution							
Ductwork/Diffusers	100%	0-2	\$1,300	LIFE	* *	2-5	\$4,200
<i>Dented, Extent : Severe, Area Affected : 5%</i>							
<i>Location : Roof</i>							
Exhaust Fans							
Interior	50%			2024	\$12,700	2	\$100
Roof	50%			2029	* *	2	\$100
Plumbing							
H/C Water Piping							
Brass/Copper	100%			2034	* *	1	
Water Heater							
Gas Fired	100%			2022	\$4,300	2	\$100
Sanitary Piping							
Cast Iron	100%			LIFE	* *	1	
Storm Drain Piping							
Cast Iron	100%			LIFE	* *	1	
Sewage Ejector(s)							
Electric	100%			2024	\$2,000	4	\$400
<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
<i>Location : Basement Ejector Room</i>							
<i>Explanation : 1 Unit</i>							
Fixtures							
Generic	100%						
Vertical Transport							
Elevators							
Hydraulic	100%			LIFE	* *		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
<i>Location : B-1</i>							
<i>Explanation : 1 Unit</i>							
Fire Suppression							
Sprinkler							
No Component	75%						
Generic	25%			2044	* *	1-2	\$500

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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



Print Date : 21-Sep-2017

**BROOKLYN PUBLIC LIBRARY - FY 2018**

**Asset Name** : ULMER PARK BRANCH LIBRARY  
**Address** : 2602 BATH AVE. @26TH AVENUE  
**Borough** : BROOKLYN **Agency's Number** : 71  
**Program / Asset #** : BPL0U71.000 / 13270 **Yr Built/Renovated** : 1963 / 2007  
**Area Sq Ft** : 7,666 **Project Type** : BROOKLYN PUBLIC LIBRARY  
**Date of Survey** : 21-Mar-2013 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1  
**Block** : 6897 **Lot** : 35 **BIN** : 3186777

<b>CAPITAL</b>	<b>FY 2019 - 2022</b>	<b>FY 2023 - 2028</b>
Exterior Architecture	\$140,400	
Interior Architecture	\$46,400	
Electrical		\$3,900
Mechanical	\$39,600	
<b>Total</b>	<b>\$226,400</b>	<b>\$3,900</b>
Importance Code A	\$140,400	
Importance Code B	\$86,000	\$3,900
<b>Total</b>	<b>\$226,400</b>	<b>\$3,900</b>

<b>EXPENSE</b>	<b>FY 2019</b>	<b>FY 2020</b>	<b>FY 2021</b>	<b>FY 2022</b>
Exterior Architecture	\$37,300			
Interior Architecture	\$2,800	\$700		
Electrical	\$100	\$100	\$100	\$6,800
Mechanical	\$14,200	\$500	\$2,100	\$500
<b>Total</b>	<b>\$54,500</b>	<b>\$1,200</b>	<b>\$2,200</b>	<b>\$7,300</b>
Importance Code A	\$37,700	\$400	\$400	\$400
Importance Code B	\$16,800	\$800	\$1,800	\$6,900
Importance Code C				
<b>Total</b>	<b>\$54,500</b>	<b>\$1,200</b>	<b>\$2,200</b>	<b>\$7,300</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.

**BROOKLYN PUBLIC LIBRARY - 038**  
**ULMER PARK BRANCH LIBRARY**  
**Asset # : 13270**

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Concrete Masonry Unit	5%			LIFE	**	5	\$300	
Masonry: Brick	70%	Now	\$70,500	LIFE	**	5	\$7,700	
	<i>Diagonal Cracks, Extent : Moderate, Area Affected : 20%</i>							
	<i>Location : West Facade</i>							
	<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 15%</i>							
	<i>Location : West Facade</i>							
	<i>Resting Masonry Supt, Extent : Moderate, Area Affected : 25%</i>							
	<i>Location : At Windows</i>							
	<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>							
	<i>Location : Boiler Room</i>							
Stucco Cement	25%	Now	\$8,100	2037	**	5	\$3,400	
	<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : South Facade</i>							
	<i>Horizontal Cracks, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : South Facade</i>							
Windows								
Aluminum	100%	0-2	\$21,300	2049	**	5	\$300	
	<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>							
	<i>Location : Throughout</i>							
	<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 25%</i>							
	<i>Location : Throughout</i>							
Parapets								
Cast Stone/Terra Cotta	5%	Now	\$5,700	LIFE	**	5	\$1,400	
	<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Taller Parapet</i>							
	<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>							
	<i>Location : Coping At Taller Parapet</i>							
Concrete Masonry Unit	10%	Now	\$1,900	LIFE	**	5	\$400	
	<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>							
	<i>Location : Interior Face Of Taller Parapet</i>							
Masonry: Brick	80%			LIFE	**	5	\$2,900	
Pre-Cast Concrete	5%	Now	\$300	LIFE	**	5	\$1,100	
	<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>							
	<i>Location : Coping</i>							
	<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 25%</i>							
	<i>Location : Coping</i>							

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

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

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

**BROOKLYN PUBLIC LIBRARY - 038**  
**ULMER PARK BRANCH LIBRARY**  
**Asset # : 13270**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</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>Exterior</b>								
<b>Roof</b>								
Modified Bitumen	100%	Now	\$70,000	2034	**			
<i>Blisters, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Roof Over First Floor</i>								
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : North Perimeter</i>								
<i>Seams Open/Split, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<hr/>								
<b>Interior</b>								
<b>Floors</b>								
Cast in Place Concrete	7%	Now	\$2,200	LIFE	**	5	\$900	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Boiler Room Stairs</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : Concrete Pavers Have Been Installed Over Concrete Floor.</i>								
Ceramic Tile	5%	Now	\$600	2033	**	5	\$100	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Bathrooms</i>								
Vinyl Tile	88%			2029	**	3	\$2,000	
<hr/>								
<b>Interior Walls</b>								
Cast in Place Concrete	5%			LIFE	**			
Concrete Masonry Unit	60%			LIFE	**	5	\$1,400	
Gypsum Board	35%			LIFE	**	5	\$1,200	
<hr/>								
<b>Ceilings</b>								
AcousTileSusp.Lay-In	95%	Now	\$46,400	2044	**	5	\$2,800	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Plaster	5%			LIFE	**	5	\$200	

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</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>	

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.

**BROOKLYN PUBLIC LIBRARY - 038**  
**ULMER PARK BRANCH LIBRARY**  
**Asset # : 13270**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</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>
<b>Under 600 Volts</b>								
Service Equipment								
Fused Disc Sw	100%			2034	**	5		
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Electrical Room</i>						
		<i>Explanation : One 200 Amperes Main Disconnect Switch</i>						
<hr/>								
Switchgear / Switchboard								
Fused Disc Sw	70%			2034	**	5		
Fused Disc Sw	30%			2050	**	5		
<hr/>								
Raceway								
Conduit	90%			2034	**	1		
Conduit	10%			2050	**	1		
<hr/>								
Panelboards								
Fused Disc Sw	5%			2032	**	5		
Molded Case Bkrs	30%			2046	**	5	\$100	
Molded Case Bkrs	65%			2032	**	5	\$100	
<hr/>								
Wiring								
Thermoplastic	70%			2034	**	1		
Thermoplastic	30%			2050	**	1		
<hr/>								
Motor Controllers								
Locally Mounted	100%			2029	**	5	\$100	
<hr/>								
<b>Ground</b>								
Grounding Devices								
Generic	100%			LIFE	**	5	\$100	
<hr/>								
<b>Lighting</b>								
Interior Lighting								
Fluorescent	5%			2024	\$3,900	10	\$400	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Electrical And Boiler Room</i>						
		<i>Explanation : T-12 Lamps</i>						
Fluorescent	95%			2032	**	10	\$6,700	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : T-8 Lamps</i>						
<hr/>								
Egress Lighting								
Emergency, Battery	50%			2024	\$5,200	10	\$900	
Exit, Service	50%			2024	\$600	1		
<hr/>								
Exterior Lighting								
HID	100%			2024	\$29,300	10		
<hr/>								
<b>Alarm</b>								
Security System								
No Component	70%							
Generic	30%			2034	**	1	\$900	

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</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>

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

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

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**BROOKLYN PUBLIC LIBRARY - 038**  
**ULMER PARK BRANCH LIBRARY**  
**Asset # : 13270**

Mechanical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Electricity	10%			2044	**	1		
Natural Gas	90%			2044	**	1		
Conversion Equipment								
Furnace	100%			2032	**	1	\$3,800	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Roof</i>					
			<i>Explanation : (1) Gas Fired Packaged Roof Top Unit</i>					
Air Conditioning								
Energy Source								
Electricity	100%			2040	**	1		
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	100%			2032	**	2	\$500	
Heat Rejection								
Dry Cooler	100%			2019	\$39,600	2	\$5,300	
			<i>Not in Service, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Roof</i>					
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$4,300	
Exhaust Fans								
Roof	100%	Now	\$6,000	2029	**	2	\$200	
			<i>Malfunctioning, Extent : Severe, Area Affected : 50%</i>					
			<i>Location : Roof</i>					
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2044	**	1		
Water Heater								
Electric	100%			2019	\$6,400	4	\$100	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Submersible	100%			2019	\$200	4	\$200	
Fixtures								
Generic	100%							

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Print Date : 21-Sep-2017

**BROOKLYN PUBLIC LIBRARY - FY 2018**

**Asset Name** : WALT WHITMAN BRANCH LIBRARY  
**Address** : 93 SAINT EDWARDS ST. BETWEEN MYRTLE AND PARK AVES.  
**Borough** : BROOKLYN **Agency's Number** : 62  
**Program / Asset #** : BPL0W62.000 / 13271 **Yr Built/Renovated** : 1908 / 1999  
**Area Sq Ft** : 7,482 **Project Type** : BROOKLYN PUBLIC LIBRARY  
**Date of Survey** : 01-Mar-2013 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,Mez  
**Block** : 2039 **Lot** : 1 **BIN** : 3058036

<b>CAPITAL</b>	<b>FY 2019 - 2022</b>	<b>FY 2023 - 2028</b>
Exterior Architecture	\$99,600	
Interior Architecture		\$54,700
Electrical		\$154,400
Mechanical		\$139,600
<b>Total</b>	<b>\$99,600</b>	<b>\$348,700</b>
Importance Code A	\$99,600	
Importance Code B		\$348,700
<b>Total</b>	<b>\$99,600</b>	<b>\$348,700</b>

<b>EXPENSE</b>	<b>FY 2019</b>	<b>FY 2020</b>	<b>FY 2021</b>	<b>FY 2022</b>
Exterior Architecture	\$34,600			
Interior Architecture	\$34,400			\$800
Electrical	\$1,700	\$700	\$800	\$16,100
Mechanical	\$5,400	\$2,300	\$1,600	\$2,100
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
<b>Total</b>	<b>\$80,000</b>	<b>\$6,900</b>	<b>\$6,400</b>	<b>\$22,900</b>
Importance Code A	\$35,000	\$400	\$400	\$400
Importance Code B	\$35,100	\$6,600	\$6,000	\$22,500
Importance Code C	\$10,000			
<b>Total</b>	<b>\$80,000</b>	<b>\$6,900</b>	<b>\$6,400</b>	<b>\$22,900</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.*

**BROOKLYN PUBLIC LIBRARY - 038**  
**WALT WHITMAN BRANCH LIBRARY**  
**Asset # : 13271**

Architecture	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
<b>Exterior</b>								
<b>Exterior Walls</b>								
Masonry: Brick	75%	0-2	\$64,400	LIFE	**	5	\$10,500	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Spalling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Masonry: Limestone	25%	4+	\$21,600	LIFE	**	5	\$2,600	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Cornice</i>								
<b>Windows</b>								
Aluminum	100%	4+	\$13,000	2040	**	5	\$1,500	
<i>Hardware Missing, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Various Locations Throughout</i>								
<b>Roof</b>								
Slate	100%	Now	\$35,100	LIFE	**			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<b>Interior</b>								
<b>Floors</b>								
Cast in Place Concrete	30%			LIFE	**	5	\$6,900	
Ceramic Tile	5%	Now	\$2,100	2033	**	5	\$300	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Public Restroom</i>								
Sheet Vinyl/Rubber	5%	Now	\$15,900	2034	**	5	\$400	
<i>Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 40%</i>								
<i>Location : Basement</i>								
<i>Seams Open/Split, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Basement</i>								
<i>Worn/Eroded, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Basement</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : This Is Actually Linoleum</i>								
Vinyl Tile	60%	Now	\$2,700	2024	\$54,700	3	\$2,400	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : First Floor In Front Of Elevator</i>								

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**BROOKLYN PUBLIC LIBRARY - 038**  
**WALT WHITMAN BRANCH LIBRARY**  
**Asset # : 13271**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Interior</b>								
<b>Interior Walls</b>								
Gypsum Board	10%	Now	\$300	LIFE	**	5	\$800	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Machine Room</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Machine Room</i>								
Plaster	90%	Now	\$9,700	LIFE	**	5	\$3,600	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Around Windows In Basement</i>								
<b>Ceilings</b>								
AcousTileSusp.Lay-In	25%	4+	\$3,700	2029	**	5	\$1,100	
<i>Misaligned/Bulging, Extent : Light, Area Affected : 10%</i>								
<i>Location : Basement</i>								
<i>Staining/Discoloring, Extent : Light, Area Affected : 20%</i>								
<i>Location : Basement Near Elevator</i>								
Plaster	75%			LIFE	**	5	\$4,200	

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
<b>Service Equipment</b>								
Fused Disc Sw	100%			2024	\$1,500	5		
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Switches Rated @ 200 Amperes Each</i>								
<b>Switchgear / Switchboard</b>								
Molded Case Bkrs	100%			2024	\$32,700	5	\$200	
<b>Raceway</b>								
Conduit	100%			2024	\$31,800	1		
<b>Panelboards</b>								
Molded Case Bkrs	25%			2032	**	5	\$100	
Molded Case Bkrs	75%			2023	\$11,400	5	\$100	
<b>Wiring</b>								
Thermoplastic	100%			2034	**	1		
<b>Motor Controllers</b>								
Locally Mounted	100%			2022	\$15,300	5	\$100	
<b>Ground</b>								
<b>Grounding Devices</b>								
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.

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**BROOKLYN PUBLIC LIBRARY - 038**  
**WALT WHITMAN BRANCH LIBRARY**  
**Asset # : 13271**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</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>
<b>Lighting</b>								
Interior Lighting								
Fluorescent	50%			2024	\$37,900	10	\$3,400	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	5%			2024	\$3,800	10	\$300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Compact Fluorescent Light Fixtures</i>								
Fluorescent	45%			2024	\$34,200	10	\$3,100	
<i>T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<b>Egress Lighting</b>								
Emergency, Battery	50%			2029	**	10	\$900	
Exit, Service	50%			2029	**	1		
<b>Exterior Lighting</b>								
HID	100%			2024	\$28,600	10		
<b>Alarm</b>								
Security System								
Generic	100%			2024	\$22,900	1	\$2,800	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Inside Only</i>								
<i>Explanation : C C T V Surveillance System And Intrusion Alarm System</i>								
Fire/Smoke Detection								
Generic	100%			2024	\$78,500	1-3	\$4,600	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Smoke Detectors, Alarm Bells And Manual Pull Station</i>								

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</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>
<b>Heating</b>								
Energy Source								
Natural Gas	100%			2034	**	1		
Conversion Equipment								
Hot Water Boiler	100%			2029	**	1	\$3,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : 1 Unit</i>								
Distribution								
Hot Wtr Piping/Pump	100%			2032	**	4	\$600	
Terminal Devices								
Air Handler	20%			2024	\$20,000	1	\$900	
Convactor/Radiator	80%			2029	**	1	\$1,900	
<b>Air Conditioning</b>								

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

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

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

**BROOKLYN PUBLIC LIBRARY - 038**  
**WALT WHITMAN BRANCH LIBRARY**  
**Asset # : 13271**

Mechanical System Component Type	Current Repair		Future Replacement		Maintenance		Priority
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	
Air Conditioning							
Energy Source							
Electricity	100%			2032	* *	1	
Conversion Equipment							
Reciprocating Compr/Chiller	100%			2024	\$60,300	1	\$3,500
<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i> <i>Location : Basement</i>							
Terminal Devices							
Air Handler/Dir Expansion	100%			2024	\$79,400	1	
Heat Rejection							
Air Cooled Condenser Unit	100%			2024	\$14,300	2	\$5,200
Ventilation							
Distribution							
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$4,200
Exhaust Fans							
Interior	100%			2024	\$25,300	2	\$200
Plumbing							
H/C Water Piping							
Brass/Copper	100%			2034	* *	1	
Water Heater							
Gas Fired	100%			2019	\$4,300	2	\$100
Sanitary Piping							
Cast Iron	100%			LIFE	* *	1	
Storm Drain Piping							
Cast Iron	100%			LIFE	* *	1	
Fixtures							
Generic	100%						
Vertical Transport							
Elevators							
Hydraulic	100%			LIFE	* *		
<i>Other Observation, Extent : Light, Area Affected : 100%</i> <i>Location : B-1</i> <i>Explanation : One Unit</i>							

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

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

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

Print Date : 21-Sep-2017

**BROOKLYN PUBLIC LIBRARY - FY 2018**

**Asset Name** : WASHINGTON IRVING BRANCH LIBRARY  
**Address** : 360 IRVING AVE. @WOODBINE ST.  
**Borough** : BROOKLYN      **Agency's Number** : 61  
**Program / Asset #** : BPL0W61.000 / 13272      **Yr Built/Renovated** : 1923 / 2012  
**Area Sq Ft** : 9,285      **Project Type** : BROOKLYN PUBLIC LIBRARY  
**Date of Survey** : 04-Mar-2013      **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,Mez  
**Block** : 3362      **Lot** : 32      **BIN** : 3076852

<b>CAPITAL</b>	<b>FY 2019 - 2022</b>	<b>FY 2023 - 2028</b>
Exterior Architecture	\$157,400	
Interior Architecture	\$37,300	\$13,300
Electrical	\$35,500	
Mechanical		\$329,400
<b>Total</b>	<b>\$230,200</b>	<b>\$342,700</b>
Importance Code A	\$157,400	
Importance Code B	\$35,500	\$342,700
Importance Code C	\$37,300	
<b>Total</b>	<b>\$230,200</b>	<b>\$342,700</b>

<b>EXPENSE</b>	<b>FY 2019</b>	<b>FY 2020</b>	<b>FY 2021</b>	<b>FY 2022</b>
Exterior Architecture	\$5,700	\$1,800		
Interior Architecture	\$25,000	\$900	\$200	\$500
Electrical	\$25,800	\$900	\$800	\$16,100
Mechanical	\$6,500	\$1,200	\$1,900	\$1,000
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
<b>Total</b>	<b>\$67,000</b>	<b>\$8,700</b>	<b>\$6,800</b>	<b>\$21,500</b>
Importance Code A	\$6,200	\$2,200	\$500	\$500
Importance Code B	\$60,800	\$6,500	\$6,300	\$20,500
Importance Code C				\$500
<b>Total</b>	<b>\$67,000</b>	<b>\$8,700</b>	<b>\$6,800</b>	<b>\$21,500</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.

**BROOKLYN PUBLIC LIBRARY - 038**  
**WASHINGTON IRVING BRANCH LIBRARY**  
**Asset # : 13272**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	95%	Now	\$108,500	LIFE	**	5	\$17,700	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Mezzanine</i>								
Masonry: Limestone	5%	Now	\$5,700	LIFE	**	5	\$700	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Front Entrance</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : West Facade</i>								
Windows								
Aluminum	100%			2040	**	5	\$3,500	
Roof								
Slate	100%	Now	\$49,000	LIFE	**			
<i>Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Over Mezzanine</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Mezzanine, First Floor</i>								
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$2,200	
Ceramic Tile	5%			2033	**	5	\$500	
Vinyl Tile	70%			2032	**	3	\$2,700	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : First Floor, 2012</i>								
Vinyl Tile	15%			2024		3	\$600	
Interior Walls								
Ceramic Tile	5%			2027		5	\$900	
Masonry: Brick	5%			LIFE	**			
Plaster	25%	Now	\$37,300	LIFE	**	5	\$1,400	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Children's Area, Mezzanine At Top Of Stairs</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Mezzanine At Top Of Stair</i>								
<i>Other Observation, Extent : Severe, Area Affected : 75%</i>								
<i>Location : Children's Area And Mezzanine Level</i>								
<i>Explanation : Unfinished Construction Work, Currently Covered With Plastic</i>								
Plaster	65%			LIFE	**	5	\$3,600	

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

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

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

**BROOKLYN PUBLIC LIBRARY - 038**  
**WASHINGTON IRVING BRANCH LIBRARY**  
**Asset # : 13272**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
Exposed Concrete	10%			LIFE	**	5	\$200	
Plaster	90%	Now	\$25,000	LIFE	**	5	\$5,900	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Mezzanine</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 10%</i>								
<i>Location : First Floor, Mezzanine</i>								
<hr/>								
Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2024	\$1,500	5		
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 200 Amperes Main Disconnect Switch</i>								
<hr/>								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2024	\$32,700	5	\$200	
<hr/>								
Raceway								
Conduit	90%			2024	\$28,600	1		
Conduit	10%			2044	**	1		
<hr/>								
Panelboards								
Fused Disc Sw	5%			2023	\$800	5		
Molded Case Bkrs	70%			2023	\$10,600	5	\$200	
Molded Case Bkrs	25%			2049	**	5	\$100	
<hr/>								
Wiring								
Braided Cloth	50%	2-4	\$14,100	2049	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Main Floor And Upper Level</i>								
<hr/>								
Thermoplastic	40%			2024	\$11,200	1		
Thermoplastic	10%			2044	**	1		
<hr/>								
Motor Controllers								
Locally Mounted	100%			2022	\$15,300	5	\$100	
<hr/>								
Ground								
Grounding Devices								
Generic	100%	2-4	\$9,600	LIFE	**	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Water Main</i>								
<i>Explanation : Corroded</i>								
<hr/>								
Lighting								
Interior Lighting								
Fluorescent	100%			2034	**	10	\$8,500	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								

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

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

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

**BROOKLYN PUBLIC LIBRARY - 038**  
**WASHINGTON IRVING BRANCH LIBRARY**  
**Asset # : 13272**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</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**

Egress Lighting								
Emergency, Battery	50%			2029	**	10	\$1,100	
Exit, Service	50%			2029	**	1		
Exterior Lighting								
HID	100%			2019	\$35,500	10		

**Alarm**

Security System								
No Component	30%							
Generic	70%			2032	**	1	\$2,400	
Fire/Smoke Detection								
Generic	100%			2032	**	1-3	\$5,700	

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</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%			2044	**	1		
<i>Other Observation, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Basement</i>								
<i>Explanation : Former Oil Tank Still In Place</i>								
Conversion Equipment								
Hot Water Boiler	100%			2037	**	1	\$4,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : 1 Unit</i>								
Distribution								
Hot Wtr Piping/Pump	100%			2040	**	4	\$700	
Terminal Devices								
Air Handler	70%			2029	**	1	\$4,000	
Convactor/Radiator	30%			2037	**	1	\$900	

**Air Conditioning**

Energy Source								
Electricity	100%			2040	**	1		
Conversion Equipment								
Interior Pkg Unit - Cooling	100%			2025	\$329,400	2	\$600	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Equipment Room</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Equipment Room</i>								
<i>Explanation : 3 Units</i>								

**Ventilation**

Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$5,200	
Exhaust Fans								
Interior	100%			2029	**	2	\$300	

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

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

**BROOKLYN PUBLIC LIBRARY - 038**  
**WASHINGTON IRVING BRANCH LIBRARY**  
**Asset # : 13272**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</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>Plumbing</b>								
H/C Water Piping Brass/Copper	100%			2034	* *	1		
Water Heater Gas Fired	100%			2019	\$5,400	2	\$100	
Sanitary Piping Cast Iron	100%			LIFE	* *	1		
Fixtures Generic	100%							
<b>Vertical Transport</b>								
Elevators Hydraulic	100%			LIFE	* *			
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : B, 1, 2</i>						
		<i>Explanation : 1 Unit</i>						

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

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

Print Date : 21-Sep-2017

**BROOKLYN PUBLIC LIBRARY - FY 2018**

**Asset Name** : WILLIAMSBURGH BRANCH LIBRARY  
**Address** : 240 DIVISION AVE. @ MARCY AVE.  
**Borough** : BROOKLYN **Agency's Number** : 60  
**Program / Asset #** : BPL0007.000 / 4201 **Yr Built/Renovated** : 1905 / 2014  
**Area Sq Ft** : 22,980 **Project Type** : BROOKLYN PUBLIC LIBRARY  
**Date of Survey** : 21-Jul-2014 **Landmark Status** : EXTERIOR LANDMARK  
**Areas Surveyed** : Basement, Roof, Floors 1,1m,2  
**Block** : 2189 **Lot** : 1 **BIN** : 3060090

<b>CAPITAL</b>	<b>FY 2019 - 2022</b>	<b>FY 2023 - 2028</b>
Exterior Architecture	\$805,300	\$135,800
Interior Architecture	\$44,900	
Electrical		\$146,000
Mechanical		\$477,600
<b>Total</b>	<b>\$850,200</b>	<b>\$759,400</b>
Importance Code A	\$805,300	\$319,200
Importance Code B	\$44,900	\$440,200
<b>Total</b>	<b>\$850,200</b>	<b>\$759,400</b>

<b>EXPENSE</b>	<b>FY 2019</b>	<b>FY 2020</b>	<b>FY 2021</b>	<b>FY 2022</b>
Exterior Architecture	\$17,200	\$14,000		
Interior Architecture	\$24,500	\$6,400	\$4,500	
Electrical	\$600	\$24,900	\$800	\$600
Mechanical	\$3,300	\$8,500	\$5,700	\$2,100
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
<b>Total</b>	<b>\$49,700</b>	<b>\$57,800</b>	<b>\$15,000</b>	<b>\$6,600</b>
Importance Code A	\$18,300	\$15,400	\$1,100	\$1,100
Importance Code B	\$7,700	\$42,400	\$13,900	\$5,500
Importance Code C	\$23,700			
<b>Total</b>	<b>\$49,700</b>	<b>\$57,800</b>	<b>\$15,000</b>	<b>\$6,600</b>



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

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

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



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

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								
Copper/Terne	3%	Now	\$17,200	2069		**		
<i>Deformed/Dented, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : South Facade Transom Panels</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : South Facade Transom Panels</i>								
<i>Recent Replace Evident, Extent : Light, Area Affected : 25%</i>								
<i>Location : Cornice At South Facing Circular Apse</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : South Facade Transom Panels</i>								
Masonry: Brick	82%	Now	\$297,300	LIFE		**	5	\$89,100
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Sidewalk Shed in Use, Extent : Light, Area Affected : 10%</i>								
<i>Location : South Western Facade</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Masonry: Limestone	15%	Now	\$218,600	LIFE		**	5	\$12,200
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Cornice, Horizontal Bands</i>								
Windows								
Wood	100%	Now	\$289,300	2050		**	5	\$46,600
<i>Air Infiltration, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Throughout - 2nd Floor North Facing Windows</i>								
<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Split/Cracked, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Throughout</i>								
Parapets								
Masonry: Brick	30%			LIFE		**	5	\$2,000
<i>Recent Repair Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Masonry: Brick Cavity	60%			LIFE		**	5	\$4,000
<i>Recent Repair Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Masonry: Limestone	10%			LIFE		**	5	\$800
<i>Recent Repair Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								

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

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

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

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

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</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>Exterior</b>								
<b>Roof</b>								
Copper/Terne	25%			2060	**	10	\$14,000	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Atop South Facing Circular Apse</i>								
Modified Bitumen	75%			2033	**	10	\$16,800	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<b>Interior</b>								
<b>Floors</b>								
Carpet	10%			2024	\$48,500	3	\$5,200	
Ceramic Tile	5%			2034	**	5	\$1,700	
Vinyl Tile	65%			2030	**	3	\$8,400	
Wood	20%			2040	**	5	\$12,900	
<b>Interior Walls</b>								
Ceramic Tile	5%			2034	**	5	\$2,900	
Plaster	85%	Now	\$22,200	LIFE	**	5	\$15,000	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Patching Evident, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Throughout 2nd Floor, Stairwells And Storage Room</i>								
Wood	10%			LIFE	**	5	\$23,600	
<b>Ceilings</b>								
AcousTileSusp.Lay-In	10%			2038	**	5	\$3,400	
Plaster	90%	Now	\$44,900	LIFE	**	5	\$19,300	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout 2nd Floor, Stairwells, Storage And Electrical Rooms</i>								
<i>Patching Evident, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout 2nd Floor, Stairwells, Storage And Electrical Rooms</i>								

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
<b>Service Equipment</b>								
Molded Case Bkrs	100%			2025	\$2,800	5	\$600	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 1- Electrical Service Rated @ 1,200 Amperes</i>								
<b>Switchgear / Switchboard</b>								
Fused Disc Sw	30%			2045	**	5		
Molded Case Bkrs	70%			2025	\$25,000	5	\$400	
<b>Raceway</b>								
Conduit	90%			2035	**	1		
Conduit	10%			2045	**	1		

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

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

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

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

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</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>
<b>Under 600 Volts</b>								
<b>Panelboards</b>								
Molded Case Bkrs	25%			2024	\$6,200	5	\$200	
Molded Case Bkrs	50%			2041	**	5	\$300	
Molded Case Bkrs	25%			2033	**	5	\$200	
<b>Wiring</b>								
Thermoplastic	90%			2035	**	1		
Thermoplastic	10%			2045	**	1		
<b>Motor Controllers</b>								
Locally Mounted	100%			2023	\$50,100	5	\$200	
<b>Ground</b>								
<b>Grounding Devices</b>								
Generic	100%			LIFE	**	5	\$300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Water Main</i>								
<b>Lighting</b>								
<b>Interior Lighting</b>								
Fluorescent	70%			2030	**	10	\$14,800	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : T-8 Lamps</i>								
Fluorescent	10%			2030	**	10	\$2,100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Compact Fluorescent Light Fixtures</i>								
Fluorescent	20%			2030	**	10	\$4,200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Classrooms</i>								
<i>Explanation : T-5 Lamps</i>								
<b>Egress Lighting</b>								
Emergency, Battery	50%			2030	**	10	\$2,800	
Exit, Service	50%			2030	**	1		
<b>Exterior Lighting</b>								
HID	100%			2025	\$95,900	10	\$100	
<b>Alarm</b>								
<b>Security System</b>								
No Component	80%							
Generic	20%			2030	**	1	\$1,700	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : CCTV Surveillance Camera System And Intrusion Alarm System</i>								
<b>Fire/Smoke Detection</b>								
No Component	70%							
Generic, Analog	30%			2030	**	1-3	\$4,200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Strobe Lights, Manual Pull Station, Smoke Detectors</i>								

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

<b>Mechanical</b>	<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</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>Heating</b>							
Energy Source							
Natural Gas	100%			2035	**	1	
Conversion Equipment							
Hot Water Boiler	100%			2023	\$183,400	1	\$11,400
<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
<i>Location : Boiler Room</i>							
<i>Explanation : 1 Boiler</i>							
Distribution							
Hot Wtr Piping/Pump	100%			2033	**	4	\$1,100
Terminal Devices							
Convactor/Radiator	100%			2030	**	1	\$7,400
<b>Air Conditioning</b>							
Energy Source							
Electricity	100%			2033	**	1	
Conversion Equipment							
Reciprocating Compr/Chiller	25%			2025	\$50,500	1	\$2,700
Exterior Pkg Unit - Cooling	70%			2025	\$134,900	2	\$1,000
<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
<i>Location : Throughout</i>							
<i>Explanation : Refrigerant - Hcfc-22</i>							
Window/Wall Unit	5%			2020	\$2,500	1	
Terminal Devices							
Air Handler/Dir Expansion	25%			2025	\$66,500	1	
No Component	75%						
Heat Rejection							
Air Cooled Condenser Unit	25%			2025	\$12,000	2	\$4,000
No Component	75%						
<b>Ventilation</b>							
Distribution							
Ductwork/Diffusers	100%			LIFE	**	2-5	\$12,800
Exhaust Fans							
Interior	50%			2025	\$42,300	2	\$400
Roof	50%			2025	\$19,800	2	\$400
<b>Plumbing</b>							
H/C Water Piping							
Brass/Copper	100%			2035	**	1	
Water Heater							
Gas Fired	100%			2023	\$14,500	2	\$300
Sanitary Piping							
Cast Iron	100%			LIFE	**	1	
Storm Drain Piping							
Cast Iron	100%			LIFE	**	1	

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**BROOKLYN PUBLIC LIBRARY - 038  
WILLIAMSBURGH BRANCH LIBRARY**

**Asset # : 4201**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Plumbing								
Sump Pump(s)								
Non-Submersible	100%			2020	\$3,600	4	\$700	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE		**		
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : B, E, 1, 2</i>						
		<i>Explanation : One Unit</i>						

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Print Date : 21-Sep-2017

**BROOKLYN PUBLIC LIBRARY - FY 2018**

**Asset Name** : WINDSOR TERRACE BRANCH LIBRARY  
**Address** : 160 E. 5TH ST. @FORT HAMILTON PARKWAY  
**Borough** : BROOKLYN **Agency's Number** : 77  
**Program / Asset #** : BPL0W77.000 / 13273 **Yr Built/Renovated** : 1969 / 1994  
**Area Sq Ft** : 7,100 **Project Type** : BROOKLYN PUBLIC LIBRARY  
**Date of Survey** : 05-Mar-2013 **Landmark Status** : NONE  
**Areas Surveyed** : Roof, Floors 1  
**Block** : 5318 **Lot** : 10 **BIN** : 3124000

<b>CAPITAL</b>	<b>FY 2019 - 2022</b>	<b>FY 2023 - 2028</b>
Exterior Architecture	\$40,500	
Interior Architecture		\$81,700
Electrical	\$74,500	\$64,800
Mechanical	\$100,300	\$75,100
<b>Total</b>	<b>\$215,300</b>	<b>\$221,600</b>
Importance Code A	\$40,500	
Importance Code B	\$174,800	\$221,600
<b>Total</b>	<b>\$215,300</b>	<b>\$221,600</b>

<b>EXPENSE</b>	<b>FY 2019</b>	<b>FY 2020</b>	<b>FY 2021</b>	<b>FY 2022</b>
Exterior Architecture	\$11,900			
Interior Architecture	\$35,400		\$1,200	\$5,400
Electrical	\$49,400	\$700	\$700	\$900
Mechanical	\$16,800	\$1,600	\$1,100	\$5,700
<b>Total</b>	<b>\$113,600</b>	<b>\$2,300</b>	<b>\$2,900</b>	<b>\$12,000</b>
Importance Code A	\$28,700	\$400	\$400	\$400
Importance Code B	\$54,400	\$1,900	\$2,600	\$11,700
Importance Code C	\$30,500			
<b>Total</b>	<b>\$113,600</b>	<b>\$2,300</b>	<b>\$2,900</b>	<b>\$12,000</b>



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**BROOKLYN PUBLIC LIBRARY - 038**  
**WINDSOR TERRACE BRANCH LIBRARY**  
**Asset # : 13273**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	5%	0-2	\$4,500	LIFE	**	5	\$3,900	
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Office Window Lintels</i>								
Masonry: Brick	85%	Now	\$40,500	LIFE	**	5	\$13,300	
<i>Diagonal Cracks, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Settling Cracks On South Side</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Building Is Above A Subway Easement. Building Shakes When Trains Pass Below</i>								
Pre-Cast Concrete	10%			LIFE	**	5	\$5,100	
Windows								
Glass Block	95%			LIFE	**	5	\$500	
Steel	5%	0-2	\$200	2040	**	5	\$200	
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Back Office</i>								
Roof								
Single Ply Membrane	100%	Now	\$7,300	2029	**			
<i>Patching Evident, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Various Locations Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Over Mechanical Room</i>								
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$1,200	
Terrazzo	5%	Now	\$5,000	LIFE	**	5	\$400	
<i>Uneven Substrate, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Main Entrance</i>								
<i>Other Observation, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Main Entrance</i>								
<i>Explanation : Settlement Crack</i>								
Vinyl Tile	90%			2024	\$81,700	3	\$3,600	
Interior Walls								
Concrete Masonry Unit	40%	Now	\$30,500	LIFE	**	5	\$1,800	
<i>Diagonal Cracks, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Electrical / Storage Room, Back Office</i>								
<i>Vertical Cracks, Extent : Severe, Area Affected : 2%</i>								
<i>Location : 1st Floor, Electrical / Storage Room, Back Office</i>								
<i>Other Observation, Extent : Light, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Building Shakes As Subway Trains Pass Below Causing Cracks Within Interior Walls</i>								
Gypsum Board	60%			LIFE	**	5	\$4,100	
Ceilings								
AcousTileConcealSpLn	10%			2037	**	5	\$1,300	
AcousTileSusp.Lay-In	90%			2037	**	5	\$9,500	

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**BROOKLYN PUBLIC LIBRARY - 038**  
**WINDSOR TERRACE BRANCH LIBRARY**  
**Asset # : 13273**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</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>
<b>Under 600 Volts</b>								
Service Equipment								
Molded Case Bkrs	100%			2034	**	5	\$200	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Electrical Room</i>						
		<i>Explanation : One 350 Amperes Main Disconnect Switch</i>						
Switchgear / Switchboard								
Molded Case Bkrs	100%			2034	**	5	\$200	
Raceway								
Conduit	90%			2034	**	1		
Conduit	10%			2024	\$3,200	1		
Panelboards								
Fused Disc Sw	10%			2032	**	5		
Molded Case Bkrs	90%			2032	**	5	\$200	
Wiring								
Braided Cloth	70%	2-4	\$19,700	2049	**	1		
		<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
Thermoplastic	30%			2034	**	1		
Motor Controllers								
Locally Mounted	100%			2029	**	5		
<b>Ground</b>								
Grounding Devices								
Generic	100%			LIFE	**	5	\$100	
<b>Lighting</b>								
Interior Lighting								
Fluorescent	90%			2024	\$64,800	10	\$5,900	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : T-12 Lamps</i>						
Incandescent	10%			2019	\$7,200	2		
Egress Lighting								
Emergency, Battery	50%			2024	\$4,900	10	\$900	
Exit, Service	50%			2024	\$500	1		
Exterior Lighting								
HID	70%			2024	\$19,000	10		
Incandescent	30%			2024	\$6,900	2		
<b>Alarm</b>								
Security System								
Generic	100%	Now	\$21,800	2034	**	1	\$2,400	
		<i>Devices Damaged, Extent : Severe, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
Fire/Smoke Detection								
Generic	100%			2019	\$74,500	1-3	\$4,500	

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**BROOKLYN PUBLIC LIBRARY - 038**  
**WINDSOR TERRACE BRANCH LIBRARY**  
**Asset # : 13273**

Mechanical	Current Repair		Future Replacement		Maintenance		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
<b>Heating</b>								
Energy Source								
Natural Gas	100%			2034	**	1		
Conversion Equipment								
Furnace	100%	Now	\$800	2019	\$15,900	1	\$3,200	
		<i>Not in Service, Extent : Severe, Area Affected : 15%</i>						
		<i>Location : The Unit For Main Entrance</i>						
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : 1st Floor Equipment Room</i>						
		<i>Explanation : 4 Units</i>						
<b>Air Conditioning</b>								
Energy Source								
Electricity	100%			2032	**	1		
Conversion Equipment								
Int Pkg Unit - Heating/Cooling	70%			2022	\$100,300	2	\$300	
		<i>R-22 Refrigerant, Extent : Light, Area Affected : 70%</i>						
		<i>Location : Equipment Room</i>						
Reciprocating Compr/Chiller	30%			2024	\$17,200	1	\$1,000	
		<i>R-22 Refrigerant, Extent : Light, Area Affected : 30%</i>						
		<i>Location : Roof</i>						
Terminal Devices								
Fan Coil - 2 Pipe	30%			2024	\$38,500	1	\$700	
No Component	70%							
Heat Rejection								
Dry Cooler	100%			2024	\$36,600	2	\$4,900	
<b>Ventilation</b>								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$4,000	
Exhaust Fans								
Interior	80%			2024	\$19,200	2	\$200	
Roof	20%			2024	\$2,200	2		
<b>Plumbing</b>								
H/C Water Piping								
Brass/Copper	100%			2034	**	1		
Water Heater								
Gas Fired	100%			2022	\$4,100	2	\$100	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Fixtures								
Generic	100%							

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