

Print Date : 22-Oct-2012

NEW YORK PUBLIC LIBRARY - FY 2013

Asset Name : ANDREW HEISKELL BRAILLE & TALKING BOOK LIBRARY
Address : 40 WEST 20TH ST. @6TH AVENUE
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : NPL0011.000 / 4225 **Yr Built/Renovated** : 1910 / 2003
Area Sq Ft : 50,838 **Project Type** : NEW YORK PUBLIC LIBRARY
Date of Survey : 04-Apr-2008 **Landmark Status** : NONE
Areas Surveyed : Basement, Floors 1,2,3,4,5
Block : 821 **Lot** : 7501 **BIN** : 1076145

CAPITAL		FY 2014 - 2017	FY 2018 - 2023
Interior Architecture		\$42,400	\$352,700
Electrical		\$38,200	
Mechanical		\$831,900	\$213,800
Total		\$912,500	\$566,500
Priority B		\$912,500	\$213,800
Priority C			\$352,700
Total		\$912,500	\$566,500

EXPENSE	FY 2014	FY 2015	FY 2016	FY 2017
Interior Architecture		\$17,200		\$14,000
Electrical	\$200	\$400		\$1,500
Mechanical	\$33,500	\$5,300	\$27,600	\$11,700
Elevators/Escalators	\$11,800	\$11,800	\$11,800	\$11,800
Total	\$45,600	\$34,800	\$39,400	\$39,100
Priority B	\$45,600	\$17,600	\$39,400	\$25,100
Priority C		\$17,200		\$14,000
Total	\$45,600	\$34,800	\$39,400	\$39,100



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

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component	% of	Fail Date	Estimated Cost	Year	Estimated Cost	Cycle	Estimated Cost	Priority
	Type	Total	(Years)		FY		(Yrs)		Code
Interior									
Floors									
	Carpet	55%			2018	\$200,500	3	\$51,400	C
	Cast in Place Concrete	15%			LIFE	**	5	\$20,400	C
	Terrazzo	5%			LIFE	**	5	\$2,400	C
	Vinyl Tile	1%			2027	**	3	\$200	C
	Wood	24%			2022	\$313,900	5	\$28,000	C
Interior Walls									
	Concrete Masonry Unit	15%			LIFE	**	5	\$5,700	C
	Gypsum Board	68%			LIFE	**	5	\$38,800	C
	Marble Panels	2%			LIFE	**			C
	Plaster	15%			LIFE	**	5	\$4,300	C
Ceilings									
	Exposed Concrete	15%			LIFE	**	5	\$1,500	B
	Metal Panel	5%			LIFE	**	5	\$3,900	B
	Plaster	80%	0-2	\$42,400	LIFE	**	5	\$31,100	B
Loose/Delam Surface, Extent : Severe, Area Affected : 5%									
Location : Over Stacks, 2nd Floor Public Area									

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Switchgear / Switchboard								
Fused Disc Sw	100%			2029	**	5	\$200	B
Raceway								
Conduit	50%			2029	**	1		B
Conduit	50%			2039	**	1		B
Panelboards								
Molded Case Bkrs	80%			2035	**	5	\$900	B
Molded Case Bkrs	20%			2027	**	5	\$200	B
Wiring								
Thermoplastic	100%			2039	**	1		B
Motor Controllers								
Locally Mounted	100%			2024	**	5	\$300	B
Ground								
Grounding Devices								
Not Accessible	100%							D
Lighting								
Interior Lighting								
Fluorescent	100%			2027	**	10	\$38,200	B
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Explanation : Lamps T-12 And T-8								
Egress Lighting								
Exit, Service	50%			2027	**	1		B
Exit, Battery	50%			2027	**	10	\$1,400	B

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

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

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

NEW YORK PUBLIC LIBRARY - 035
ANDREW HEISKELL BRAILLE & TALKING BOOK LIBRARY

Asset # : 4225

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Energy Source								
Natural Gas	100%			2039	* *	1		B
Conversion Equipment								
Hot Water Boiler	100%			2017	\$105,700	1	\$20,600	B
Distribution								
Hot Wtr Piping/Pump	100%			2027	* *	4	\$3,100	B
Terminal Devices								
Air Handler	50%	Now	\$12,700	2019	\$126,700	1	\$11,600	B
<i>Other Observation, Extent : Severe, Area Affected : 50%</i>								
<i>Location : 4th Floor, Recording Room</i>								
<i>Explanation : Over Heating</i>								
Convactor/Radiator	45%			2024	* *	1	\$6,100	B
Fan Coil Unit/Heat	5%			2019	\$35,200	1	\$700	B
Air Conditioning								
Energy Source								
Electricity	100%			2035	* *	1		B
Conversion Equipment								
Int Pkg Unit - Cooling	100%	Now	\$121,000	2017	\$605,200	2	\$2,100	B
<i>Not in Service, Extent : Severe, Area Affected : 30%</i>								
<i>Location : 3rd Floor Has No A.c.</i>								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2	\$54,100	B
Heat Rejection								
Air Condenser Unit	100%			2024	* *	2	\$29,000	B
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$23,200	B
Exhaust Fans								
Interior	100%	Now	\$5,200	2019	\$52,000	2	\$1,000	B
<i>Not in Service, Extent : Severe, Area Affected : 30%</i>								
<i>Location : 1st Floor Toilets Lack Adequate Vetilation</i>								
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2029	* *	1		B
Water Heater								
Electric	100%			2017	\$7,300	4	\$300	B
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		B
Sump Pump(s)								
Submersible	100%			2014	\$6,200	4	\$2,000	B
Backflow Preventer								
Generic	100%			2024	* *	1	\$2,600	B
Fixtures								
Generic	100%							B
<i>Obsolete Fixtures, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Vertical Transport								

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

NEW YORK PUBLIC LIBRARY - 035
ANDREW HEISKELL BRAILLE & TALKING BOOK LIBRARY

Asset # : 4225

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component	% of	Fail Date	Estimated Cost	Year	Estimated Cost	Cycle	Estimated Cost	Priority
	Type	Total	(Years)		FY		(Yrs)		Code
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE	* *			C

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Print Date : 22-Oct-2012

NEW YORK PUBLIC LIBRARY - FY 2013

Asset Name : BELMONT/ENRICO FERMI BRANCH LIBRARY
Address : 610 EAST 186TH ST. @HUGHES AVE.
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : NPL0005.000 / 4219 **Yr Built/Renovated** : 1981 / 2000
Area Sq Ft : 21,267 **Project Type** : NEW YORK PUBLIC LIBRARY
Date of Survey : 30-Jul-2012 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,2
Block : 3073 **Lot** : 20 **BIN** : 2012129

CAPITAL	FY 2014 - 2017	FY 2018 - 2023
Exterior Architecture	\$116,000	
Interior Architecture		\$76,000
Electrical		\$44,300
Mechanical	\$117,500	\$84,800
Total	\$233,500	\$205,100
Priority A	\$116,000	
Priority B	\$117,500	\$129,100
Priority C		\$76,000
Total	\$233,500	\$205,100

EXPENSE	FY 2014	FY 2015	FY 2016	FY 2017
Exterior Architecture	\$68,900			
Interior Architecture	\$121,800			\$24,900
Electrical	\$1,400	\$500	\$600	\$600
Mechanical	\$7,700	\$4,700	\$3,600	\$4,300
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$203,800	\$9,100	\$8,100	\$33,700
Priority A	\$68,900			
Priority B	\$61,600	\$9,100	\$8,100	\$8,800
Priority C	\$73,300			\$24,900
Total	\$203,800	\$9,100	\$8,100	\$33,700



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

Asset # : 4219

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Exterior									
Exterior Walls									
Concrete Masonry Unit	15%			LIFE	* *	5	\$6,800	A	
Metal Panel	10%	0-2	\$1,400	2043	* *	5	\$6,800	A	
Corrosion/Rusting, Extent : Light, Area Affected : 5%									
Location : Throughout Bulkhead									
Deformed/Dented, Extent : Moderate, Area Affected : 10%									
Location : Throughout Bulkhead									
Granite Panels	75%			LIFE	* *	5	\$40,600	A	
Parapets									
Concrete Masonry Unit	85%			LIFE	* *	5-10	\$22,000	A	
Metal: Cage/Fence	5%			2028	* *	5-10	\$1,800	A	
Pre-Cast Concrete	10%	0-2	\$1,900	LIFE	* *	5	\$3,000	A	
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%									
Location : Throughout Coping									
Roof									
Single Ply Membrane	80%	Now	\$24,500	2028	* *			A	
Blisters, Extent : Moderate, Area Affected : 10%									
Location : Along Parapet Walls									
Drains Clogged, Extent : Light, Area Affected : 1%									
Location : Second Floor Next To Elevator									
Patching Evident, Extent : Moderate, Area Affected : 10%									
Location : Throughout Main Roof									
Ponding, Extent : Moderate, Area Affected : 5%									
Location : Second Floor Next To Elevator									
Skylight, Metal/Glass	20%	Now	\$116,000	2043	* *			A	
Corrosion/Rusting, Extent : Light, Area Affected : 20%									
Location : Metal Panels Top Of Skylight									
Water Penetration, Extent : Moderate, Area Affected : 5%									
Location : Over Second Floor									
Interior									
Floors									
Carpet	75%	4+	\$11,800	2022	\$235,700	3	\$60,400	C	
Staining/Discoloring, Extent : Light, Area Affected : 15%									
Location : First And Second Floor									
Worn/Eroded, Extent : Moderate, Area Affected : 10%									
Location : First Floor									
Ceramic Tile	5%			2032	* *	5	\$2,700	C	
Panel/Paver: Cer/Brk	5%			2039	* *	5	\$6,000	C	
Worn/Eroded, Extent : Light, Area Affected : 10%									
Location : Atrium Area									
Vinyl Tile	15%			2023	\$76,000	3	\$4,000	C	

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

Asset # : 4219

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

Interior

Interior Walls

Ceramic Tile	5%			2032	**	5	\$4,800	C
Concrete Masonry Unit	70%			LIFE	**	5	\$54,000	C
Folding Partition	5%	Now	\$12,400	2031	**	5	\$6,000	C

Unit Inoperable, Extent : Light, Area Affected : 5%

Location : 2nd Floor, Adjacent To Elevator Lobby

Gypsum Board	15%			LIFE	**	5-10	\$24,600	C
Metal Panel	5%			LIFE	**	10	\$2,200	C

Ceilings

AcousTileConcealSpLn	20%	4+	\$16,200	2036	**	5	\$6,600	B
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Broken/Missing Elements, Extent : Moderate, Area Affected : 10%

Location : Auditorium

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

Location : Auditorium

Staining/Discoloring, Extent : Light, Area Affected : 15%

Location : Throughout

Exposed Concrete	80%	Now	\$32,400	LIFE	**	5	\$6,600	B
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Water Penetration, Extent : Moderate, Area Affected : 5%

Location : Second Floor Children Area

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

Under 600 Volts

Service Equipment

Molded Case Bkrs	100%			2023		\$3,000	5	\$500	B
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room First Floor

Explanation : One 1000 Amps

Switchgear / Switchboard

Molded Case Bkrs	100%			2023		\$44,300	5	\$500	B
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Raceway

Conduit	90%			2023		\$21,700	1		B
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Conduit	10%			2033	**		1		B
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Panelboards

Fused Disc Sw	10%			2022		\$2,200	5		B
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Molded Case Bkrs	60%			2022		\$13,400	5	\$300	B
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Molded Case Bkrs	30%			2031	**		5	\$100	B
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Wiring

Thermoplastic	50%			2033	**		1		B
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Thermoplastic	50%			2023		\$12,900	1		B
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Motor Controllers

Locally Mounted	80%			2021		\$12,300	5	\$100	B
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Locally Mounted	20%			2028	**		5		B
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Ground

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

Asset # : 4219

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Ground									
	Grounding Devices								
	Generic	100%	2-4	\$900	LIFE	* *	5	\$300	B
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Water Main							
		Explanation : Corroded							
Lighting									
	Interior Lighting								
	Fluorescent	60%			2028	* *	10	\$9,600	B
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
		Explanation : T-8 Lamps							
	Fluorescent	40%			2031	* *	10	\$6,400	B
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
		Explanation : T-5 Lamps							
	Egress Lighting								
	Emergency, Service	40%			2028	* *	1		B
	Emergency, Service	10%			2031	* *	1		B
	Exit, Service	20%			2028	* *	1		B
	Exit, Service	30%			2018	\$900	1		B
	Exterior Lighting								
	HID	100%			2018	\$7,200	10	\$100	B
Alarm									
	Security System								
	No Component	30%							D
	Generic	70%			2031	* *	1	\$4,600	B
	Fire/Smoke Detection								
	Under Construction	100%							D

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating									
	Energy Source								
	Natural Gas	100%			2033	* *	1		B
	Conversion Equipment								
	Hot Water Boiler	100%			2043	* *	1	\$8,600	B
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : 2nd Floor Mechanical Room							
		Explanation : One Unit							
	Distribution								
	Hot Wtr Piping/Pump	100%			2031	* *	4	\$1,300	B
	Terminal Devices								
	Air Handler	80%			2018	\$84,800	1	\$8,600	B
	Convactor/Radiator	20%			2028	* *	1	\$1,100	B

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

Asset # : 4219

Mechanical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Air Conditioning								
Energy Source								
Electricity	100%			2039	* *	1		B
Conversion Equipment								
Int Pkg Unit - Heating/Cooling	100%	0-2	\$117,500	2024	* *	2	\$900	B
			<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i> <i>Location : Ac Units 2nd Floor Mechanical Room</i> <i>Other Observation, Extent : Severe, Area Affected : 100%</i> <i>Location : 2nd Floor Boiler Room</i> <i>Explanation : Obsolete</i>					
Heat Rejection								
Air Condenser Unit	100%			2031	* *	2	\$12,100	B
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$15,400	B
Exhaust Fans								
Interior	30%			2018	\$6,500	2	\$200	B
Roof	70%			2028	* *	2	\$400	B
Plumbing								
H/C Water Piping								
Galv Iron/Steel	100%			2028	* *	1		B
Water Heater								
Gas Fired	100%			2022	\$4,600	2	\$300	B
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		B
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		B
Fixtures								
Generic	100%							B
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			C
			<i>Other Observation, Extent : Severe, Area Affected : 100%</i> <i>Location : 1-3 Floors</i> <i>Explanation : 1 Unit</i>					

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Print Date : 22-Oct-2012

NEW YORK PUBLIC LIBRARY - FY 2013

Asset Name : BLOOMINGDALE BRANCH LIBRARY
Address : 150 WEST 100TH ST. @ AMSTERDAM AVE.
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : NPL0006.000 / 4220 **Yr Built/Renovated** : 1964 / 2003
Area Sq Ft : 20,986 **Project Type** : NEW YORK PUBLIC LIBRARY
Date of Survey : 27-Jul-2012 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 1852 **Lot** : 49 **BIN** : 1055906

CAPITAL	FY 2014 - 2017	FY 2018 - 2023
Exterior Architecture		\$77,400
Interior Architecture		\$48,500
Electrical		\$90,800
Mechanical		\$330,700
Total		\$547,500
Priority A		\$77,400
Priority B		\$421,500
Priority C		\$48,500
Total		\$547,500

EXPENSE	FY 2014	FY 2015	FY 2016	FY 2017
Exterior Architecture	\$61,900			
Interior Architecture	\$50,500	\$2,600	\$1,600	\$3,200
Electrical	\$6,900	\$500	\$600	\$700
Mechanical	\$13,400	\$2,600	\$9,200	\$3,000
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$136,600	\$9,600	\$15,400	\$10,900
Priority A	\$61,900			
Priority B	\$56,700	\$7,000	\$13,800	\$7,700
Priority C	\$18,000	\$2,600	\$1,600	\$3,200
Total	\$136,600	\$9,600	\$15,400	\$10,900



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 Estimates are rounded to the nearest hundred dollars.

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Exterior Walls								
Glazed Ceramic Panel	5%			LIFE	**	5	\$10,500	A
Masonry: Brick	95%			LIFE	**	5	\$42,700	A
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout								
Explanation : In Contract For Repointing								
Windows								
Aluminum	100%	0-2	\$10,200	2039	**	5	\$2,100	A
Unit Inoperable, Extent : Moderate, Area Affected : 10%								
Location : 2nd Floor Offices								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout								
Explanation : In Contract For Replacement								
Parapets								
Masonry: Brick	90%	0-2	\$14,800	LIFE	**	5	\$2,200	A
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%								
Location : Throughout Interior Face								
Pre-Cast Concrete	10%			LIFE	**	5	\$3,100	A
Roof								
Copper/Terne	5%	Now	\$1,000	2038	**			A
Water Penetration, Extent : Moderate, Area Affected : 20%								
Location : Over Emergency Stairs								
Roll Roofing	95%	Now	\$7,700	2022	\$77,400	5	\$14,500	A
Blisters, Extent : Light, Area Affected : 15%								
Location : Next To Bulkhead								
Interior								
Floors								
Carpet	20%			2024	**	3	\$7,700	C
Recent Replace Evident, Extent : Light, Area Affected : 100%								
Location : 1st Floor, 2011								
Carpet	20%			2019	\$30,100	3	\$10,300	C
Cast in Place Concrete	5%			LIFE	**	5	\$5,600	C
Ceramic Tile	5%			2026	**	5	\$1,300	C
Terrazzo	10%			LIFE	**	5	\$4,000	C
Vinyl Tile	20%			2031	**	3	\$1,900	C
Recent Replace Evident, Extent : Light, Area Affected : 100%								
Location : 1st Floor, 2011								
Vinyl Tile	20%			2023	\$48,500	3	\$2,600	C
Interior Walls								
Ceramic Tile	5%			2026	**	5	\$700	C
Gypsum Board	35%			LIFE	**	5-10	\$8,400	C
Plaster	50%			LIFE	**	5-10	\$6,000	C
SGFT/Glazed Masonry	10%			LIFE	**	10	\$700	C

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

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

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

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

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

Interior

Ceilings

AcousTileConcealSpLn	20%			2028	* *	5	\$6,400	B
AcousTileSusp.Lay-In	5%			2028	* *	5	\$1,300	B
Exposed Concrete	60%			LIFE	* *	5-10	\$19,300	B
Plaster	10%	Now	\$4,400	LIFE	* *	5	\$1,600	B

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

Location : Rear Emergency Stairwell

Paint Peeling, Extent : Moderate, Area Affected : 5%

Location : Rear Emergency Stairwell

Wood	5%			LIFE	* *	5	\$22,500	B
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Electrical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code

Under 600 Volts

Raceway

Conduit	50%			2033	* *	1		B
Conduit	50%			2023	\$12,000	1		B

Panelboards

Molded Case Bkrs	50%			2022	\$11,200	5	\$200	B
Molded Case Bkrs	50%			2022	\$11,200	5	\$200	B

Wiring

Thermoplastic	30%			2023	\$7,800	1		B
Thermoplastic	70%			2033	* *	1		B

Motor Controllers

Locally Mounted	100%			2021	\$15,400	5	\$100	B
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Ground

Grounding Devices

Not Accessible	100%							D
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Lighting

Interior Lighting

Fluorescent	50%			2023	\$50,500	10	\$7,900	B
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Throughout

Explanation : Using T-12 Lamps

Fluorescent	40%			2018	\$40,400	10	\$6,300	B
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Throughout

Explanation : Using T-12 Lamps

HID	5%			2018	\$3,600	10		B
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Incandescent	5%			2018	\$5,000	2		B
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Egress Lighting

Emergency, Service	30%			2023	\$800	1		B
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Exit, Service	70%			2018	\$2,000	1		B
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Exterior Lighting

HID	100%			2018	\$7,100	10	\$100	B
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Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

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

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

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

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

Alarm

Security System								
No Component	70%							D
Generic	30%			2023	\$17,600	1	\$1,900	B
Fire/Smoke Detection								
No Component	70%							D
Generic	30%			2028	* *	1-3	\$3,200	B

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

Heating

Energy Source								
Campus Steam	100%			2043	* *	1		B
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Basement								
Explanation : Heat Supplied From Adjoining Health Building								
Conversion Equipment								
Steam Boiler	100%			2028	* *	1	\$17,000	B
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Basement								
Explanation : One Boiler Located In Adjacent Health Building								
Distribution								
Steam Piping/Pump	100%			2033	* *	4	\$800	B
Terminal Devices								
Convactor/Radiator	100%			2021	\$183,200	1	\$5,600	B

Air Conditioning

Energy Source								
Electricity	100%			2039	* *	1		B
Conversion Equipment								
Ext Pkg Unit - Cooling	100%			2023	\$89,500	2	\$1,100	B
R-22 Refrigerant, Extent : Light, Area Affected : 100%								
Location : Roof								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2	\$27,900	B

Ventilation

Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$15,200	B
Exhaust Fans								
Roof	100%			2023	\$15,400	2	\$500	B

Plumbing

H/C Water Piping								
Brass/Copper	100%			2023	\$57,900	1		B
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		B
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		B

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

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

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

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

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

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

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

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

Print Date : 22-Oct-2012

NEW YORK PUBLIC LIBRARY - FY 2013

Asset Name : **BRONX LIBRARY CENTER REFERENCE CENTER**
Address : **310 EAST KINGSBRIDGE ROAD**
Borough : **BRONX** **Agency's Number** : **N/A**
Program / Asset # : **NPL0017.000 / 13852** **Yr Built/Renovated** : **2006 /**
Area Sq Ft : **74,476** **Project Type** : **NEW YORK PUBLIC LIBRARY**
Date of Survey : **06-Feb-2008** **Landmark Status** : **NONE**
Areas Surveyed : **Basement, Roof, Floors 1,2,3,4,5**
Block : **3154** **Lot** : **83** **BIN** : **2827656**

CAPITAL	FY 2014 - 2017	FY 2018 - 2023
Exterior Architecture	\$37,100	
Electrical	\$50,300	
Total	\$87,400	
Priority A	\$37,100	
Priority B	\$50,300	
Total	\$87,400	

EXPENSE	FY 2014	FY 2015	FY 2016	FY 2017
Exterior Architecture	\$1,000	\$25,000	\$3,700	\$9,300
Interior Architecture	\$13,700		\$22,800	\$45,200
Electrical	\$7,800	\$4,500	\$5,800	\$4,400
Mechanical	\$10,900	\$12,200	\$17,100	\$13,500
Elevators/Escalators	\$17,800	\$17,800	\$17,800	\$17,800
Total	\$51,100	\$59,500	\$67,200	\$90,200
Priority A	\$1,000	\$25,000	\$3,700	\$9,300
Priority B	\$36,400	\$34,500	\$63,400	\$35,600
Priority C	\$13,700			\$45,200
Total	\$51,100	\$59,500	\$67,200	\$90,200



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

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Exterior Walls								
Concrete Masonry Unit	58%			LIFE	**	5	\$25,600	A
Concrete Masonry Unit	2%	Now	\$1,000	LIFE	**	5	\$900	A
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : West Facade On Generator Roof</i>								
Glass: Special Gauge	5%			LIFE	**	1		A
Masonry: Granite	20%			LIFE	**	5	\$10,600	A
Window Wall	15%			2045	**	5	\$39,700	A
Windows								
Aluminum	100%			2041	**	5	\$4,100	A
Parapets								
Concrete Masonry Unit	25%			LIFE	**	5	\$1,900	A
Stucco Cement	20%			2036	**	5	\$3,400	A
No Component	55%							D
Roof								
Metal Panel	65%			2036	**	10	\$37,100	A
Modified Bitumen	30%			2027	**	10	\$9,300	A
Skylight, Metal/Glass	5%			2045	**	10	\$5,200	A
Interior								
Floors								
Carpet	30%			2020	\$160,200	3	\$54,700	C
Cast in Place Concrete	15%			LIFE	**	5	\$29,900	C
Ceramic Tile	5%			2032	**	5	\$4,600	C
Sheet Vinyl/Rubber	40%			2027	**	5	\$54,700	C
Terrazzo	10%			LIFE	**	5	\$7,100	C
Interior Walls								
Ceramic Tile	5%			2032	**	5	\$3,800	C
Gypsum Board	63%			LIFE	**	5	\$28,900	C
Gypsum Board	10%			LIFE	**	5	\$4,600	C
Metal Panel	10%			LIFE	**			C
Metal Panel	2%			LIFE	**			C
Wood	10%			LIFE	**	5	\$30,500	C
Ceilings								
AcousTileSusp.Lay-In	50%			2036	**	5	\$45,600	B
Exposed Struc: Steel	5%			LIFE	**			B
Gypsum Board	25%			LIFE	**	5	\$28,500	B
Metal Panel	20%			LIFE	**	5	\$22,800	B

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

Under 600 Volts

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

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

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

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

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2045	* *	5	\$300	B
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Electrical Room								
Explanation : Three Main Disconnect Switch Rated At 5000amps, 4000amps And 3000amps								
Transformers								
Dry Type	100%			2036	* *	5	\$200	B
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Basement And Outside								
Explanation : Two Transformers Rated At 200 Kw And 125 Kw								
Switchgear / Switchboard								
Fused Disc Sw	100%			2045	* *	5	\$300	B
Raceway								
Conduit	100%			2045	* *	1		B
Panelboards								
Molded Case Bkrs	100%			2041	* *	5	\$1,600	B
Wiring								
Thermoplastic	100%			2045	* *	1		B
Motor Controllers								
Locally Mounted	30%			2036	* *	5	\$100	B
Motor Control Center	70%			2036	* *	5	\$1,200	B
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	\$900	B
Stand-by Power								
Transfer Switches								
Automatic	100%			2036	* *	1	\$18,800	B
Generators								
Diesel	100%			2032	* *	1	\$23,600	B
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Outside								
Explanation : One 569 Kva Kohler								
Batteries								
Lead/Acid	100%			2014	\$600	5	\$2,300	B
Fuel Storage								
Main Tank	100%			2054	* *	5	\$1,800	B
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Basement								
Explanation : One 250 Gals.								
Lighting								
Interior Lighting								
Fluorescent	90%			2027	* *	10	\$50,300	B
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Explanation : Using T-5 And T-8 Lamps								
HID	6%			2027	* *	10	\$100	B
Incandescent	4%			2027	* *	2	\$100	B

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

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

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

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

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Lighting								
Egress Lighting								
Emergency, Service	50%			2027	**	1		B
Exit, LED	50%			2054	**	1		B
Lightning Protection								
Arresters/Cabling								
Generic	100%			2054	**	5	\$1,800	B
Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Energy Source								
Natural Gas	100%			2049	**	1		B
Conversion Equipment								
Hot Water Boiler	100%			2039	**	1	\$30,200	B
Distribution								
Hot Wtr Piping/Pump	100%			2044	**	4	\$3,000	B
Terminal Devices								
Air Handler	95%			2029	**	1	\$35,900	B
Convactor/Radiator	5%			2039	**	1	\$1,000	B
Air Conditioning								
Energy Source								
Electricity	100%			2044	**	1		B
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	100%			2029	**	2	\$3,800	B
Distribution								
Chilled Wtr Pipe/Pump	100%			2049	**	4	\$3,000	B
Terminal Devices								
Air Handler/Cool/Ht	100%			2029	**	1	\$37,700	B
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$34,000	B
Exhaust Fans								
Interior	90%			2029	**	2	\$1,700	B
Roof	10%			2029	**	2	\$200	B
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2049	**	1		B
Water Heater								
Electric	100%			2019	\$10,700	4	\$500	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Various</i>								
<i>Explanation : Units Installed Above Ceiling Panels</i>								
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		B

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

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

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

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Plumbing									
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		B
	Backflow Preventer								
	Generic	100%			2029	* *	1	\$3,800	B
	Fixtures								
	Generic	100%							B
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE	* *			C
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : C-5,C-4							
		Explanation : 3 Units, 2 Public, 1 Staff							

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

Maintenance \$ are aggregated over a 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 : 22-Oct-2012

NEW YORK PUBLIC LIBRARY - FY 2013

Asset Name : CENTRAL RESEARCH LIBRARY STEPHEN A. SCHWARZMAN BUILDING
Address : 42 ST. & 5TH AVE. @ BRYANT PARK
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : NPL0001.000 / 1924 **Yr Built/Renovated** : 1924 / 2011
Area Sq Ft : 646,680 **Project Type** : NEW YORK PUBLIC LIBRARY
Date of Survey : 25-Jul-2012 **Landmark Status** : INTERIOR & EXTERIOR LANDMARK
Areas Surveyed : Basement, Sub Basement, Roof, Floors 1,2,3,4
Block : 1257 **Lot** : 1 **BIN** : 1034194

CAPITAL	FY 2014 - 2017	FY 2018 - 2023
Exterior Architecture	\$1,266,000	\$1,035,300
Interior Architecture	\$2,154,600	\$2,593,700
Electrical	\$383,700	\$8,156,600
Mechanical	\$131,200	\$6,122,500
Total	\$3,935,400	\$17,908,100
Priority A	\$1,266,000	\$1,035,300
Priority B	\$1,280,000	\$14,742,900
Priority C	\$1,389,300	\$2,130,000
Total	\$3,935,400	\$17,908,100

EXPENSE	FY 2014	FY 2015	FY 2016	FY 2017
Exterior Architecture			\$18,800	
Interior Architecture	\$79,300		\$85,800	\$25,100
Electrical	\$91,300	\$55,600	\$55,800	\$61,500
Mechanical	\$250,500	\$132,200	\$247,600	\$160,600
Elevators/Escalators	\$23,700	\$23,700	\$23,700	\$23,700
Total	\$444,800	\$211,500	\$431,700	\$270,900
Priority A			\$18,800	
Priority B	\$390,200	\$211,500	\$351,800	\$245,800
Priority C	\$54,500		\$61,100	\$25,100
Total	\$444,800	\$211,500	\$431,700	\$270,900



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

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

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

NEW YORK PUBLIC LIBRARY - 035
CENTRAL RESEARCH LIBRARY STEPHEN A. SCHWARZMAN BUILDING
Asset # : 1924

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Exterior									
Exterior Walls									
Masonry: Marble	98%			LIFE	* *	5	\$357,700	A	
	Recent Repair Evident, Extent : Light, Area Affected : 35%								
	Location : Throughout								
Window Wall	2%			2043	* *	5	\$18,300	A	
Windows									
Bronze/Brass	100%			2031	* *	5	\$403,200	A	
Parapets									
Masonry: Marble	95%			LIFE	* *	5-10	\$669,800	A	
	Recent Repair Evident, Extent : Light, Area Affected : 50%								
	Location : Throughout								
Metal Rail	5%			2028	* *	5-10	\$52,200	A	
Roof									
Copper/Terne	30%			2038	* *	10	\$153,800	A	
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location : Throughout								
	Explanation : Sealed With A Rubbery Compound.								
Copper/Terne	30%			2038	* *	10	\$153,800	A	
IRMA/Protected Membrane	5%			2023	\$102,300	10	\$10,300	A	
Metal Panel	5%			2036	* *	10	\$18,800	A	
Modified Bitumen	15%			2033	* *	10	\$30,800	A	
	Recent Replace Evident, Extent : Light, Area Affected : 100%								
	Location : East Side								
Single Ply Membrane	5%			2023	\$39,100	10	\$10,300	A	
Skylight, Metal/Glass	5%	Now	\$148,100	2033	* *			A	
	Water Penetration, Extent : Moderate, Area Affected : 10%								
	Location : Bartos Room								
Sloped Glazing	5%			LIFE	* *	5	\$273,400	A	
Interior									
Floors									
Carpet	10%			2022	\$471,300	3	\$111,600	C	
Cast in Place Concrete	5%			LIFE	* *	5	\$162,700	C	
Ceramic Tile	3%			2032	* *	5	\$22,300	C	
Cork Tile	7%			2033	* *	5	\$45,600	C	
Marble Panels	45%	Now	\$539,100	LIFE	* *	5	\$251,100	C	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
	Location : Corridors								
Quarry Tile	5%			2028	* *	5	\$55,800	C	
Vinyl Tile	15%			2023	\$1,139,900	3	\$55,800	C	
Wood	10%			2038	* *	5	\$139,500	C	

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

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

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

NEW YORK PUBLIC LIBRARY - 035
CENTRAL RESEARCH LIBRARY STEPHEN A. SCHWARZMAN BUILDING
Asset # : 1924

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

Interior

Interior Walls

Ceramic Tile	5%			2026	**	5	\$47,800	C
Concrete Masonry Unit	5%			LIFE	**	5	\$38,200	C
Glass: Single Pane	5%			LIFE	**	5	\$71,600	C
Gypsum Board	5%			LIFE	**	5-10	\$81,200	C
Metal Panel	5%			LIFE	**	10	\$21,500	C
Marble Panels	30%			LIFE	**	10	\$114,600	C
Plaster	25%			LIFE	**	5-10	\$203,000	C
Plaster	10%			LIFE	**	5-10	\$81,200	C
Wood	10%			LIFE	**	5	\$764,200	C

Ceilings

AcousTileConcealSpLn	5%			2028	**	5	\$61,800	B
AcousTileSusp.Lay-In	5%			2036	**	5	\$49,500	B
Gypsum Board	5%			LIFE	**	5-10	\$170,000	B
Masonry: Infill Arch	5%			LIFE	**	10	\$24,700	B
Masonry: Marble	20%			LIFE	**	1		B
Metal Panel	5%			LIFE	**	5	\$123,700	B
Plaster	40%			LIFE	**	5-10	\$680,200	B
Plaster	15%			LIFE	**	5-10	\$255,100	B

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

Over 600 Volts

Service Equipment

Not Accessible	100%							D
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Transformers

Dry Type	100%			2028	**	3	\$3,000	B
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room

Explanation : 4- 750 Kva, 4160/480/208 Volts

Feeders

Cable	100%			2031	**	1		B
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Raceway

Conduit	100%			2033	**	1		B
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Under 600 Volts

Service Equipment

Fused Disc Sw	50%			2043	**	5	\$1,200	B
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room 1

Explanation : Main Service Protector Rated @ 4000 Amps

Fused Disc Sw	50%			2043	**	5	\$1,200	B
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room 2

Explanation : Main Service Protectors Rated @ 3000 Amps And 2500 Amps

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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NEW YORK PUBLIC LIBRARY - 035
CENTRAL RESEARCH LIBRARY STEPHEN A. SCHWARZMAN BUILDING
Asset # : 1924

Electrical		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Under 600 Volts									
Transformers									
Dry Type	100%			2028	* *	5	\$2,000	B	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Electrical Room									
Explanation : 225 Kva, 112 Kva, 93 Kva, 75 Kva									
Switchgear / Switchboard									
Fused Disc Sw	30%			2043	* *	5	\$700	B	
Fused Disc Sw	50%			2033	* *	5	\$1,200	B	
Fused Disc Sw	20%			2023	\$83,000	5	\$500	B	
Raceway									
Conduit	60%			2023	\$346,300	1		B	
Conduit	40%			2043	* *	1		B	
Panelboards									
Fused Disc Sw	20%			2022	\$116,200	5	\$2,500	B	
Molded Case Bkrs	20%			2022	\$116,200	5	\$2,800	B	
Molded Case Bkrs	60%			2039	* *	5	\$8,400	B	
Wiring									
Braided Cloth	20%	2-4	\$130,600	2048	* *	1		B	
Insulation Aged, Extent : Moderate, Area Affected : 100%									
Location : Old Sections									
Thermoplastic	40%			2043	* *	1		B	
Thermoplastic	40%			2023	\$261,200	1		B	
Motor Controllers									
Locally Mounted	10%			2028	* *	5	\$400	B	
Locally Mounted	10%			2021	\$109,400	5	\$400	B	
Motor Control Center	70%			2028	* *	5	\$10,100	B	
Motor Control Center	10%			2040	* *	5	\$1,400	B	
Ground									
Grounding Devices									
Not Accessible	50%							D	
Generic	50%			LIFE	* *	5	\$7,800	B	
Stand-by Power									
Transfer Switches									
Automatic	100%			2028	* *	1	\$163,300	B	
Generators									
Diesel	100%			2026	* *	1	\$204,900	B	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Generator Room									
Explanation : Emergency Diesel Generator Rated @ 500 Kw									
Batteries									
Nickel Cadmium	100%			2018	\$700	5	\$118,000	B	

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NEW YORK PUBLIC LIBRARY - 035
CENTRAL RESEARCH LIBRARY STEPHEN A. SCHWARZMAN BUILDING
Asset # : 1924

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Stand-by Power									
	Fuel Storage								
	Day Tank	50%			2039	* *	5	\$49,100	B
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Generator Room							
		Explanation : No Available Rating Capacity							
	Main Tank	50%			2038	* *	5	\$7,800	B
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Generator Room							
		Explanation : 800 Gallons Capacity							
Lighting									
	Interior Lighting								
	Fluorescent	50%			2023	\$1,682,200	10	\$242,700	B
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Offices							
		Explanation : T-8 Lamps							
	Fluorescent	5%			2023	\$168,200	10	\$24,300	B
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Reading Area And Auditorium							
		Explanation : Compact Fluorescent Lamps							
	Fluorescent	30%			2018	\$1,009,300	10	\$145,600	B
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Offices							
		Explanation : T-12 Lamps							
	Fluorescent	5%			2028	* *	10	\$24,300	B
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Offices							
		Explanation : T-5 Lamps							
	Incandescent	10%			2023	\$336,400	2	\$1,200	B
Egress Lighting									
	Emergency, Battery	20%			2028	* *	10	\$25,600	B
	Exit, LED	30%			2051	* *	1		B
	Exit, Service	50%			2028	* *	1		B
Exterior Lighting									
	Fluorescent	100%			2018	\$336,200	10	\$48,500	B
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Outside Light Poles							
		Explanation : Compact Fluorescent Lamps							
Alarm									
	Security System								
	No Component	70%							D
	Generic	30%			2023	\$587,000	1	\$59,400	B
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Hallways							
		Explanation : C C T V Surveillance Cameras							

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NEW YORK PUBLIC LIBRARY - 035
CENTRAL RESEARCH LIBRARY STEPHEN A. SCHWARZMAN BUILDING
Asset # : 1924

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

Alarm

Fire/Smoke Detection

No Component

60%

Generic

40%

2023

\$2,678,900

1-3

\$134,600

D

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Hallways And Mechanical Spaces**Explanation : Strobe Lights, Manual Pull Stations, Horns*

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

Heating

Energy Source

Utility Steam

90%

2033

* *

1

B

Electricity

10%

2033

* *

1

B

Conversion Equipment

Heat Exchanger

80%

2019

\$110,400

1

\$209,900

B

Pres. Reducing Valve/LP

10%

2032

* *

5

\$3,100

B

Steam

No Component

10%

D

Distribution

Hot Wtr Piping/Pump

50%

2031

* *

4

\$19,600

B

Steam Piping/Pump

50%

2033

* *

4

\$13,100

B

Terminal Devices

Air Handler

45%

2023

\$1,412,100

1

\$147,400

B

Convactor/Radiator

40%

2028

* *

1

\$68,500

B

Fan Coil Unit/Heat

10%

2023

\$871,400

1

\$17,100

B

Unit Heater-Stm/HW

5%

2031

* *

4

\$3,600

B

Air Conditioning

Energy Source

Electricity

100%

2031

* *

1

B

Conversion Equipment

Centrifugal, Elec Chiller

35%

2026

* *

1

\$200,600

B

*Other Observation, Extent : Light, Area Affected : 35%**Location : Basement**Explanation : R123 Refrigerant*

Reciprocating

20%

2023

\$439,000

1

\$49,100

B

Compr/Chiller

*R-22 Refrigerant, Extent : Light, Area Affected : 20%**Location : Basement*

No Component

10%

D

Under Construction

35%

D

Distribution

Chilled Wtr Pipe/Pump

90%

2033

* *

4

\$23,500

B

No Component

10%

D

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NEW YORK PUBLIC LIBRARY - 035
CENTRAL RESEARCH LIBRARY STEPHEN A. SCHWARZMAN BUILDING
Asset # : 1924

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Air Conditioning								
Terminal Devices								
Air Handler/Cool/Ht	90%			2023	\$2,224,800	1	\$294,900	B
No Component	10%							D
Heat Rejection								
Water Cool Tower	90%			2024	* *	2	\$479,300	B
No Component	10%							D
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$467,200	B
Exhaust Fans								
Interior	90%			2023	\$643,400	2	\$14,700	B
Roof	10%			2023	\$51,400	2	\$1,600	B
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2033	* *	1		B
Water Heater								
Electric	100%			2018	\$100,300	4	\$4,800	B
HW Heat Exchanger								
Low Temp	100%			2033	* *	4	\$52,500	B
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		B
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		B
Sump Pump(s)								
Rigid Piping	100%			2018	\$11,100	4	\$2,000	B
Sewage Ejector(s)								
Electric	100%			2018	\$11,100	4	\$2,000	B
Backflow Preventer								
No Component	50%							D
Generic	50%			2028	* *	1	\$16,300	B
Fixtures								
Generic	100%							B
Vertical Transport								
Elevators								
Geared Traction	80%			LIFE	* *			C
Other Observation, Extent : Light, Area Affected : 80%								
Location : (3) G, 1-3 (1) 1-3 (1) Freight 1-3								
Explanation : 5 Units								
Hydraulic	20%			LIFE	* *			C
Other Observation, Extent : Light, Area Affected : 20%								
Location : C, G, 1- Attic								
Explanation : 1 Unit								
Fire Suppression								
Standpipe								
Generic	100%			2033	* *	1-5	\$267,300	B

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NEW YORK PUBLIC LIBRARY - 035
CENTRAL RESEARCH LIBRARY STEPHEN A. SCHWARZMAN BUILDING
Asset # : 1924

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Fire Suppression									
Sprinkler									
	No Component	95%							D
	Generic	5%			2043	* *	1-2	\$7,400	B

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Print Date : 22-Oct-2012

NEW YORK PUBLIC LIBRARY - FY 2013

Asset Name : COUNTEE CULLEN BRANCH LIBRARY
Address : 104 WEST 136TH ST. NEAR MALCOLM X BLVD.
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : NPL0007.000 / 4221 **Yr Built/Renovated** : 1941 / 1990
Area Sq Ft : 23,345 **Project Type** : NEW YORK PUBLIC LIBRARY
Date of Survey : 26-Jul-2012 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2m,2,3
Block : 1920 **Lot** : 26 **BIN** : 1058275

CAPITAL	FY 2014 - 2017	FY 2018 - 2023
Exterior Architecture	\$600,500	
Interior Architecture	\$78,400	\$90,000
Electrical		\$11,200
Mechanical	\$105,100	
Total	\$783,900	\$101,200
Priority A	\$600,500	
Priority B	\$105,100	\$11,200
Priority C	\$78,400	\$90,000
Total	\$783,900	\$101,200

EXPENSE	FY 2014	FY 2015	FY 2016	FY 2017
Exterior Architecture	\$42,100			
Interior Architecture	\$24,800		\$13,000	\$1,500
Electrical	\$1,000	\$600	\$600	\$600
Mechanical	\$29,300	\$4,300	\$4,500	\$4,300
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$101,200	\$8,800	\$22,000	\$10,300
Priority A	\$42,100			
Priority B	\$43,300	\$8,800	\$9,000	\$8,800
Priority C	\$15,700		\$13,000	\$1,500
Total	\$101,200	\$8,800	\$22,000	\$10,300



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 Estimates are rounded to the nearest hundred dollars.

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

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Exterior									
Exterior Walls									
Cast in Place Concrete	2%			LIFE	**	5	\$5,800	A	
Masonry: Brick	30%			LIFE	**	5	\$17,400	A	
Masonry: Brick	65%	Now	\$125,600	LIFE	**	5	\$18,900	A	
Diagonal Cracks, Extent : Moderate, Area Affected : 5%									
Location : Chimney									
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%									
Location : East Facade, West Facade									
Worn/Eroded, Extent : Moderate, Area Affected : 25%									
Location : West Facade, East Facade									
Slate Panels	3%	Now	\$52,000	LIFE	**	5	\$700	A	
Broken/Missing Elements, Extent : Severe, Area Affected : 100%									
Location : Window Sills									
Cracking/Crumbling, Extent : Severe, Area Affected : 100%									
Location : Window Sills									
Spalling, Extent : Severe, Area Affected : 50%									
Location : Window Sills									
Windows									
Aluminum	40%	Now	\$15,400	2039	**	5	\$1,600	A	
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%									
Location : 3rd Floor Windows									
Hardware Missing, Extent : Moderate, Area Affected : 10%									
Location : 3rd Floor Windows									
Steel	60%	0-2	\$279,600	2048	**	5	\$30,200	A	
Corrosion/Rusting, Extent : Severe, Area Affected : 35%									
Location : East Facade, West Facade									
Deteriorated Finish, Extent : Severe, Area Affected : 100%									
Location : East Facade, West Facade									
Thermally Inefficient, Extent : Moderate, Area Affected : 100%									
Location : East Facade, West Facade									

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

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Exterior									
Parapets									
Cast Stone/Terra Cotta	3%			LIFE	**	5-10	\$3,100	A	
Masonry: Brick	25%	Now	\$6,000	LIFE	**	5	\$900	A	
Loose/Delam Surface, Extent : Moderate, Area Affected : 25%									
Location : Interior Face Of North Parapet									
Spalling, Extent : Moderate, Area Affected : 25%									
Location : Interior Face Of North Parapet									
Masonry: Brick	65%	Now	\$46,800	LIFE	**	5	\$2,400	A	
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%									
Location : East And West Parapets									
Spalling, Extent : Moderate, Area Affected : 25%									
Location : East And West Parapets									
Worn/Eroded, Extent : Moderate, Area Affected : 35%									
Location : East And West Parapets									
Masonry: Limestone	2%	Now	\$900	LIFE	**	5	\$100	A	
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%									
Location : Coping At Parapet Over Mezzanine									
Caulking Deteriorated, Extent : Moderate, Area Affected : 25%									
Location : Coping At Parapet Over Mezzanine									
Metal Security Bars	2%	Now	\$3,000	2063	**			A	
Corrosion/Rusting, Extent : Severe, Area Affected : 50%									
Location : At Roof Over Mezzanine									
Loose/Miss Fasteners, Extent : Moderate, Area Affected : 25%									
Location : At Roof Over Mezzanine									
Metal: Cage/Fence	3%	Now	\$200	2028	**	5	\$400	A	
Corrosion/Rusting, Extent : Moderate, Area Affected : 25%									
Location : At West Parapet									
Deteriorated Finish, Extent : Moderate, Area Affected : 25%									
Location : At West Parapet									

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Roof								
Modified Bitumen	93%	Now	\$90,600	2033	**			A
	Blisters, Extent : Severe, Area Affected : 25%							
	Location : Over Third Floor							
	Patching Evident, Extent : Light, Area Affected : 10%							
	Location : Throughout, 2011							
	Ponding, Extent : Moderate, Area Affected : 50%							
	Location : Over Third Floor							
	Seams Open/Split, Extent : Severe, Area Affected : 25%							
	Location : Over Third Floor							
	Water Penetration, Extent : Moderate, Area Affected : 10%							
	Location : Over 3rd Floor							
Panel/Paver: Cer/Brk	5%	Now	\$8,900	2053	**			A
	Cracking/Crumbling, Extent : Moderate, Area Affected : 25%							
	Location : Small Section Over Mezzanine							
	Miss/Damaged Flashings, Extent : Moderate, Area Affected : 25%							
	Location : Small Section Over Mezzanine							
	Worn/Eroded, Extent : Moderate, Area Affected : 25%							
	Location : Small Section Over Mezzanine							
Skylight, Metal/Glass	2%			2033	**	10	\$900	A
Interior								
Floors								
Carpet	70%			2022	\$136,600	3	\$35,000	C
	Recent Replace Evident, Extent : Light, Area Affected : 75%							
	Location : 1st Thru 3rd Floor							
	Staining/Discoloring, Extent : Moderate, Area Affected : 25%							
	Location : Basement							
Cast in Place Concrete	5%			LIFE	**	5	\$7,300	C
Ceramic Tile	5%			2032	**	5	\$1,700	C
Terrazzo	5%	0-2	\$4,900	LIFE	**	5	\$1,300	C
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
	Location : Stairs							
Vinyl Tile	15%			2023	\$47,200	3	\$2,500	C
Interior Walls								
Ceramic Tile	3%			2026	**	5	\$2,600	C
Concrete Masonry Unit	5%			LIFE	**	5	\$3,500	C
Gypsum Board	82%			LIFE	**	5-10	\$121,200	C
Plaster	10%			LIFE	**	5-10	\$7,400	C
Ceilings								
AcousTileSusp.Lay-In	85%			2028	**	5	\$28,300	B
Gypsum Board	10%			LIFE	**	5-10	\$11,500	B
Plaster	5%			LIFE	**	5-10	\$2,900	B

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

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Estimates are rounded to the nearest hundred dollars.

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2043	* *	5	\$100	B
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : Two 400 Amps Main Disconnect Switch							
	Raceway								
	Conduit	70%			2043	* *	1		B
	Conduit	30%			2033	* *	1		B
	Panelboards								
	Molded Case Bkrs	70%			2039	* *	5	\$400	B
	Molded Case Bkrs	30%			2022	\$6,700	5	\$200	B
	Wiring								
	Thermoplastic	70%			2043	* *	1		B
	Thermoplastic	30%			2023	\$7,800	1		B
	Motor Controllers								
	Locally Mounted	60%			2036	* *	5	\$100	B
	Locally Mounted	40%			2021	\$6,200	5	\$100	B
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$600	B
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Basement							
		Explanation : Water Main							
Lighting									
	Interior Lighting								
	Fluorescent	85%			2028	* *	10	\$14,900	B
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
		Explanation : Using T-8 Lamps							
	Fluorescent	10%			2023	\$11,200	10	\$1,800	B
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Basement							
		Explanation : Using T-12 Lamps							
	HID	2%			2028	* *	10		B
	Incandescent	3%			2028	* *	2		B
	Egress Lighting								
	Emergency, Service	50%			2028	* *	1		B
	Exit, Service	50%			2028	* *	1		B
	Exterior Lighting								
	HID	100%			2028	* *	10	\$100	B
Alarm									
	Security System								
	No Component	70%							D
	Generic	30%			2033	* *	1	\$2,100	B
	Fire/Smoke Detection								
	No Component	70%							D
	Generic	30%			2033	* *	1-3	\$3,500	B

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Estimates are rounded to the nearest hundred dollars.*

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

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

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Heating									
Energy Source									
Natural Gas	100%			2043	**	1		B	
Conversion Equipment									
Steam Boiler	100%	Now	\$105,100	2043	**	1	\$17,000	B	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Boiler Room									
Explanation : 4 Units - Inadequate Heat Output									
Distribution									
Steam Piping/Pump	100%	Now	\$15,100	2033	**	4	\$900	B	
Leak Evident, Extent : Moderate, Area Affected : 5%									
Location : Traps And Condensate Return Lines									
Terminal Devices									
Air Handler	40%			2031	**	1	\$4,700	B	
Convactor/Radiator	60%			2036	**	1	\$3,700	B	
Air Conditioning									
Energy Source									
Electricity	100%			2039	**	1		B	
Conversion Equipment									
Ext Pkg Unit - Cooling	35%			2031	**	2	\$400	B	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Roof									
Explanation : Refrigerant Type 410a									
No Component	65%							D	
Terminal Devices									
Fan Coil - Cooling	35%			2031	**	1	\$2,200	B	
No Component	65%							D	
Heat Rejection									
Air Condenser Unit	35%			2031	**	2	\$4,700	B	
No Component	65%							D	
Ventilation									
Distribution									
Ductwork/Diffusers	100%			LIFE	**	2-5	\$16,900	B	
Exhaust Fans									
Roof	100%			2023	\$17,200	2	\$600	B	
Plumbing									
H/C Water Piping									
Brass/Copper	20%			2043	**	1		B	
Galv Iron/Steel	80%			2036	**	1		B	
Water Heater									
Gas Fired	100%			2021	\$5,000	2	\$300	B	
Sanitary Piping									
Cast Iron	100%			LIFE	**	1		B	
Storm Drain Piping									
Cast Iron	100%			LIFE	**	1		B	
Sump Pump(s)									
Submersible	100%			2014	\$6,200	4	\$2,000	B	

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

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Plumbing									
	Fixtures								
	Generic	100%							B
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE		* *		C
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : B, 1, M, 2, 3							
		Explanation : One Unit							
Fire Suppression									
	Sprinkler								
	No Component	85%							D
	Generic	15%			2043		* *	1-2	\$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.*

Print Date : 22-Oct-2012

NEW YORK PUBLIC LIBRARY - FY 2013

Asset Name : HAMILTON GRANGE BRANCH LIBRARY
Address : 503 WEST 145TH ST. NEAR AMSTERDAM AVE.
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : NPL0010.000 / 4224 **Yr Built/Renovated** : 1907 / 2004
Area Sq Ft : 23,520 **Project Type** : NEW YORK PUBLIC LIBRARY
Date of Survey : 03-Mar-2008 **Landmark Status** : EXTERIOR LANDMARK
Areas Surveyed : Basement, Roof, Floors 1,2,3,4
Block : 2077 **Lot** : 26 **BIN** : 1061938

CAPITAL	FY 2014 - 2017	FY 2018 - 2023
Exterior Architecture	\$174,300	
Interior Architecture	\$49,100	
Electrical	\$30,600	\$47,900
Mechanical	\$324,500	
Total	\$578,500	\$47,900
Priority A	\$174,300	
Priority B	\$355,100	\$47,900
Priority C	\$49,100	
Total	\$578,500	\$47,900

EXPENSE	FY 2014	FY 2015	FY 2016	FY 2017
Exterior Architecture	\$42,800			
Interior Architecture	\$43,500	\$2,200	\$4,300	\$400
Electrical	\$23,400	\$200		\$16,700
Mechanical	\$30,900	\$3,500	\$7,200	\$8,500
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$144,500	\$9,700	\$15,500	\$29,600
Priority A	\$42,800			
Priority B	\$68,900	\$7,600	\$15,500	\$29,100
Priority C	\$32,800	\$2,200		\$400
Total	\$144,500	\$9,700	\$15,500	\$29,600



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

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Exterior Walls								
Masonry: Brick	65%	Now	\$67,100	LIFE	**	5	\$9,300	A
Spalling, Extent : Moderate, Area Affected : 25%								
Location : East Facade,West Facade								
Worn/Eroded, Extent : Moderate, Area Affected : 25%								
Location : East Facade,West Facade								
Masonry: Granite	2%			LIFE	**	5	\$200	A
Masonry: Limestone	30%			LIFE	**	5	\$3,200	A
Metal Panel	3%			2029	**	5-10	\$3,000	A
Windows								
Wood	100%	Now	\$107,300	2044	**	5	\$16,000	A
Air Infiltration, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Dry Rot/Decay, Extent : Severe, Area Affected : 25%								
Location : North Facade								
Thermally Inefficient, Extent : Moderate, Area Affected : 50%								
Location : North Facade								
Split/Cracked, Extent : Moderate, Area Affected : 50%								
Location : North Facade								
Parapets								
Masonry: Brick	90%	Now	\$33,000	LIFE	**	5	\$2,300	A
Spalling, Extent : Moderate, Area Affected : 25%								
Location : East Facade,West Facade								
Worn/Eroded, Extent : Moderate, Area Affected : 25%								
Location : East Facade,West Facade								
Masonry: Limestone	10%	Now	\$3,300	LIFE	**	5	\$300	A
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%								
Location : Coping Over Sloped Roof								
Roof								
Modified Bitumen	100%	Now	\$5,700	2024	**			A
Water Penetration, Extent : Moderate, Area Affected : 20%								
Location : Over Fourth Floor								
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$6,300	C
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Air Conditioning Room In Basement								
Ceramic Tile	5%			2028	**	5	\$1,400	C
Vinyl Tile	60%			2027	**	3	\$6,500	C
Wood	25%	Now	\$49,100	2034	**	5	\$6,800	C
Deteriorated Finish, Extent : Severe, Area Affected : 100%								
Location : 3rd And 4th Floors								
Dry Rot/Decay, Extent : Moderate, Area Affected : 100%								
Location : 3rd And 4th Floors								
Staining/Discoloring, Extent : Moderate, Area Affected : 50%								
Location : 3rd And 4th Floors								

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

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

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

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

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

Interior

Interior Walls

Ceramic Tile	3%			2032	**	5	\$900	C
Concrete Masonry Unit	10%			LIFE	**	5	\$1,200	C
Glass: Single Pane	2%			LIFE	**	5	\$400	C
Gypsum Board	60%			LIFE	**	5	\$10,500	C
Masonry: Brick	5%	Now	\$21,300	LIFE	**			C

Diagonal Cracks, Extent : Moderate, Area Affected : 3%

Location : Chimney At Fourth Floor

Loose/Delam Surface, Extent : Moderate, Area Affected : 10%

Location : Basement

Worn/Eroded, Extent : Moderate, Area Affected : 25%

Location : Basement

Plaster	20%	Now	\$11,500	LIFE	**	5	\$1,800	C
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Cracking/Crumbling, Extent : Moderate, Area Affected : 50%

Location : Air Conditioning Equipment Room In Basement And Fourth Floor

Deteriorated Finish, Extent : Moderate, Area Affected : 50%

Location : Air Conditioning Equipment Room In Basement, 3rd And 4th Floors

Water Penetration, Extent : Moderate, Area Affected : 25%

Location : Air Conditioning Equipment Room In Basement, 3rd And 4th Floors

Ceilings

AcousTileSusp.Lay-In	30%			2036	**	5	\$8,700	B
Glass: Susp Panels	5%			LIFE	**			B
Gypsum Board	45%			LIFE	**	5	\$16,200	B
Plaster	20%	Now	\$10,600	LIFE	**	5	\$3,600	B

Cracking/Crumbling, Extent : Severe, Area Affected : 50%

Location : 3rd And 4th Floors

Water Penetration, Extent : Severe, Area Affected : 25%

Location : 3rd And 4th Floors

Worn/Eroded, Extent : Severe, Area Affected : 25%

Location : Third And Fourth Floors

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

Under 600 Volts

Service Equipment

Molded Case Bkrs	100%			2019	\$3,300	5	\$500	B
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Mechanical Room

Explanation : One 800 Amps

Switchgear / Switchboard

Molded Case Bkrs	100%			2019	\$47,900	5	\$500	B
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Raceway

Conduit	30%			2019	\$7,800	1		B
Conduit	70%			2039	**	1		B

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

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Panelboards								
Molded Case Bkrs	40%			2018	\$9,700	5	\$200	B
Molded Case Bkrs	60%			2035	* *	5	\$300	B
Wiring								
Thermoplastic	40%			2019	\$11,200	1		B
Thermoplastic	60%			2039	* *	1		B
Motor Controllers								
Locally Mounted	100%			2017	\$16,700	5	\$100	B
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	\$300	B
Lighting								
Interior Lighting								
Fluorescent	70%			2024	* *	10	\$12,400	B
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Fl 1, 2								
Explanation : Lamp T-8								
Fluorescent	25%			2014	\$30,600	10	\$4,400	B
Other Observation, Extent : Moderate, Area Affected : 90%								
Location : Fl 2, 3								
Explanation : Lamp T-12								
Incandescent	5%			2014	\$6,100	2		B
Egress Lighting								
Emergency, Service	50%			2024	* *	1		B
Exit, Service	50%			2024	* *	1		B

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Energy Source								
Natural Gas	100%			2039	* *	1		B
Conversion Equipment								
Hot Water Boiler	100%			2024	* *	1	\$9,500	B
Distribution								
Hot Wtr Piping/Pump	100%			2027	* *	4	\$1,400	B
Terminal Devices								
Air Handler	80%			2014	\$101,400	1	\$9,500	B
Convactor/Radiator	20%			2024	* *	1	\$1,300	B
Air Conditioning								
Energy Source								
Electricity	100%			2027	* *	1		B
Conversion Equipment								
Reciprocating Compr/Chiller	100%			2014	\$79,800	1	\$8,900	B

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

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Air Conditioning									
	Terminal Devices								
	Direct Expansion	100%			2014	\$73,000	1		B
	Heat Rejection								
	Remote Air Cond	100%			2024	* *	2	\$13,400	B
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$10,700	B
	Exhaust Fans								
	Interior	80%			2014	\$20,800	2	\$500	B
	Roof	20%	Now	\$1,100	2019	\$3,700	2	\$100	B
	Broken, Extent : Severe, Area Affected : 20%								
	Location : Roof								
Plumbing									
	H/C Water Piping								
	Galv Iron/Steel	100%			2017	\$70,200	1		B
	Water Heater								
	Gas Fired	100%			2017	\$5,500	2	\$300	B
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		B
	Storm Drain Piping								
	Cast Iron	100%	Now	\$3,300	LIFE	* *	1		B
	Leak Evident, Extent : Moderate, Area Affected : 10%								
	Location : Drains Inside West Wall May Be Leaking								
	Fixtures								
	Generic	100%							B
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE	* *			C
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : B-3								
	Explanation : One Unit								

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

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

Print Date : 22-Oct-2012

NEW YORK PUBLIC LIBRARY - FY 2013

Asset Name : JEFFERSON MARKET BRANCH LIBRARY
Address : 425 AVENUE OF THE AMERICAS AT WEST 10TH ST.
Borough : MANHATTAN **Agency's Number** : J01
Program / Asset # : NPL0J01.000 / 13343 **Yr Built/Renovated** : 1877 / 2003
Area Sq Ft : 20,735 **Project Type** : NEW YORK PUBLIC LIBRARY
Date of Survey : 26-Mar-2008 **Landmark Status** : EXTERIOR, HISTORICAL DISTRICT
Areas Surveyed : Basement, Floors 1,2,3
Block : 606 **Lot** : 1 **BIN** : 1082668

CAPITAL	FY 2014 - 2017	FY 2018 - 2023
Exterior Architecture	\$377,800	\$34,600
Interior Architecture	\$113,500	\$181,600
Electrical		\$114,300
Total	\$491,300	\$330,600
Priority A	\$377,800	\$34,600
Priority B		\$114,300
Priority C	\$113,500	\$181,600
Total	\$491,300	\$330,600

EXPENSE	FY 2014	FY 2015	FY 2016	FY 2017
Exterior Architecture	\$53,700			\$3,000
Interior Architecture	\$53,500		\$2,200	
Electrical	\$18,700			\$6,600
Mechanical	\$74,600	\$6,400	\$8,800	\$5,200
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Total	\$208,500	\$14,300	\$18,900	\$22,800
Priority A	\$53,700			\$3,000
Priority B	\$144,800	\$14,300	\$16,700	\$19,800
Priority C	\$9,900		\$2,200	
Total	\$208,500	\$14,300	\$18,900	\$22,800



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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Exterior Walls								
Cast Iron	5%	Now	\$51,400	LIFE	* *			A
	Broken/Missing Elements, Extent : Severe, Area Affected : 10%							
	Location : At Tower							
	Corrosion/Rusting, Extent : Severe, Area Affected : 20%							
	Location : At Tower							
Masonry: Brick	65%	Now	\$202,600	LIFE	* *	5	\$28,100	A
	Efflorescence, Extent : Moderate, Area Affected : 40%							
	Location : Throughout							
	Jnt Mortar Miss/Erod, Extent : Severe, Area Affected : 30%							
	Location : Throughout							
	Loose Units, Extent : Severe, Area Affected : 5%							
	Location : Street Facades							
	Water Penetration, Extent : Moderate, Area Affected : 10%							
	Location : Throughout							
Masonry: Brick	10%			LIFE	* *	5	\$4,300	A
Masonry: Granite	5%	Now	\$31,300	LIFE	* *	5	\$1,600	A
	Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%							
	Location : Throughout							
	Water Penetration, Extent : Moderate, Area Affected : 20%							
	Location : At Areaways							
Masonry: Sandstone	15%	Now	\$123,800	LIFE	* *	5	\$4,900	A
	Broken/Missing Elements, Extent : Moderate, Area Affected : 10%							
	Location : Throughout							
	Cracking/Crumbling, Extent : Severe, Area Affected : 40%							
	Location : Below Gutters							
Windows								
Aluminum	75%			2027	* *	5	\$5,000	A
Aluminum	10%	Now	\$3,500	2018	\$34,600	5	\$300	A
	Air Infiltration, Extent : Moderate, Area Affected : 40%							
	Location : Basement							
	Glazing Clouded, Extent : Moderate, Area Affected : 40%							
	Location : Basement							
Aluminum	15%			2027	* *	5	\$1,000	A
	Other Observation, Extent : Moderate, Area Affected : 20%							
	Location : Second Floor And Above							
	Explanation : These Are Stained Glass Windows							

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

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

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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Exterior									
Roof									
Copper/Terne	15%	Now	\$9,700	2034	**			A	
	Corrosion/Rusting, Extent : Moderate, Area Affected : 40%								
	Location : At Welded Connections								
	Misaligned/Bulging, Extent : Moderate, Area Affected : 30%								
	Location : East Side								
	Water Penetration, Extent : Moderate, Area Affected : 30%								
	Location : Throughout								
Slate	85%	Now	\$9,300	LIFE	**			A	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
	Location : At Various Locations								
	Water Penetration, Extent : Moderate, Area Affected : 10%								
	Location : Throughout								
Interior									
Floors									
Cast in Place Concrete	10%			LIFE	**	5	\$5,600	C	
Terrazzo	20%			LIFE	**	5	\$4,000	C	
Vinyl Tile	70%			2019	\$181,600	3	\$6,700	C	
Interior Walls									
Gypsum Board	10%			LIFE	**	5	\$2,700	C	
Masonry: Brick	20%	4+	\$66,100	LIFE	**			C	
	Efflorescence, Extent : Severe, Area Affected : 30%								
	Location : Basement								
Masonry: Fieldstone	2%	4+	\$9,900	LIFE	**			C	
	Other Observation, Extent : Severe, Area Affected : 10%								
	Location : Basement								
	Explanation : Efflorescence								
Masonry: Limestone	10%			LIFE	**			C	
Plaster	53%	Now	\$47,300	LIFE	**	5	\$7,200	C	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
	Location : Second Floor Toilet								
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
	Location : Second Floor Toilet And Fire Stair								
	Water Penetration, Extent : Severe, Area Affected : 30%								
	Location : Basement Storage Room, 1st Floor Reading Room And Fire Stair,								
Wood	5%			LIFE	**	5	\$9,100	C	

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

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

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

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

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

Interior

Ceilings

Masonry: Infill Arch 10% Now \$15,800 LIFE * * B

Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%

Location : Throughout

Plaster 60% LIFE * * 5 \$10,100 B

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

Location : 2nd Floor Auditorium 1st Floor Reading Room And 3rd Floor Mens Staff Toilet

Plaster 25% Now \$27,800 LIFE * * 5 \$4,200 B

Cracking/Crumbling, Extent : Moderate, Area Affected : 30%

Location : Rotunda Ceiling And Walkway Above Mezzanine, Auditorium

Wood 5% LIFE * * 5 \$11,800 B

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

Under 600 Volts

Service Equipment

Fused Disc Sw 100% 2029 * * 5 \$100 B

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

Location : Electrical Room

Explanation : No Rating Available

Switchgear / Switchboard

Molded Case Bkrs 100% 2019 \$79,900 5 \$500 B

Raceway

Conduit 100% 2019 \$19,200 1 B

Panelboards

Molded Case Bkrs 95% 2018 \$34,500 5 \$400 B

Molded Case Bkrs 5% 2027 * * 5 B

Wiring

Braided Cloth 70% 2-4 \$10,800 2044 * * 1 B

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

Location : Throughout

Rubber 10% 2018 \$1,500 1 B

Thermoplastic 20% 2019 \$3,100 1 B

Motor Controllers

Locally Mounted 100% 2017 \$6,600 5 \$100 B

Ground

Grounding Devices

Generic 100% LIFE * * 5 \$300 B

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

Location : Boiler Room

Explanation : Connected With Main Water Pipe

Lighting

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

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

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

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

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

Lighting

Interior Lighting
Fluorescent

75%
 2019 \$20,900 10 \$11,700 B
Other Observation, Extent : Moderate, Area Affected : 100%
Location : Throughout
Explanation : T-12 Lamps

HID 1% 2014 \$400 10 B
 Incandescent 24% 2014 \$6,700 2 \$100 B

Egress Lighting

Exit, Service 50% 2024 * * 1 B
 Exit, Battery 50% 2024 * * 10 \$600 B

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

Heating

Energy Source

Interruptible Gas/Dual Fuel 100% 2039 * * 1 B

Conversion Equipment

Steam Boiler 100% 2032 * * 1 \$16,800 B

Distribution

Hot Wtr Piping/Pump 60% 2035 * * 4 \$800 B
 Steam Piping/Pump 40% 2029 * * 4 \$300 B

Terminal Devices

Air Handler 40% Now \$26,800 2024 * * 1 \$3,800 B
Unit Inoperable, Extent : Severe, Area Affected : 25%
Location : 1of 3 Out In Basement Chiller Room

Convactor/Radiator 10% 2032 * * 1 \$600 B

Fan Coil Unit/Heat 50% 2024 * * 1 \$2,800 B

Air Conditioning

Energy Source

Electricity 100% 2035 * * 1 B

Conversion Equipment

Centrifugal, Elec Chiller 100% 2028 * * 1 \$18,400 B

Distribution

Chilled Wtr Pipe/Pump 100% 2039 * * 4 \$1,300 B

Terminal Devices

Air Handler/Cool/Ht 50% Now \$26,400 2024 * * 1 \$4,700 B
Unit Inoperable, Extent : Severe, Area Affected : 20%
Location : 1of 3 Out In Basement Chiller Room

Fan Coil - Cool/Heat 50% 2024 * * 1 \$2,800 B

Heat Rejection

Evap Condenser 100% 0-2 \$16,900 2029 * * 2 \$9,500 B
Corroded, Extent : Severe, Area Affected : 100%
Location : On Extended Life Unit In 3rd Fl. Cooling Tower Room

Ventilation

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

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

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

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$9,500	B
	Exhaust Fans								
	Roof	10%	Now	\$300	2019	\$1,600	2		B
		Not in Service, Extent : Severe, Area Affected : 10%							
		Location : Roof							
	No Component	90%							D
Plumbing									
	H/C Water Piping								
	Galv Iron/Steel	100%			2024	* *	1		B
	Water Heater								
	Electric	100%			2018	\$3,200	4	\$200	B
		Other Observation, Extent : Light, Area Affected : 1%							
		Location : Basement Boiler Room							
		Explanation : 1 Reserved Gas Fire Unit							
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		B
	Sump Pump(s)								
	Rigid Piping	100%			2019	\$11,100	4	\$2,000	B
	Fixtures								
	Generic	100%							B
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE	* *			C
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : B-3							
		Explanation : 2 Units							

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

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

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

Print Date : 22-Oct-2012

NEW YORK PUBLIC LIBRARY - FY 2013

Asset Name : LIBRARY FOR THE PERFORMING ARTS LINCOLN CENTER
Address : 40 LINCOLN CENTER PLAZA 111 AMSTERDAM AVE.
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : NPL0003.000 / 1926 **Yr Built/Renovated** : 1964 / 2002
Area Sq Ft : 138,384 **Project Type** : NEW YORK PUBLIC LIBRARY
Date of Survey : 27-Jul-2012 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4
Block : 1134 **Lot** : 25 **BIN** : 1028832

CAPITAL		FY 2014 - 2017	FY 2018 - 2023
Exterior Architecture		\$192,600	\$586,600
Interior Architecture		\$180,900	\$105,500
Electrical			\$262,700
Total		\$373,500	\$954,900
Priority A		\$192,600	\$586,600
Priority B		\$61,600	\$368,300
Priority C		\$119,300	
Total		\$373,500	\$954,900

EXPENSE	FY 2014	FY 2015	FY 2016	FY 2017
Exterior Architecture	\$1,600			
Interior Architecture	\$234,900		\$7,500	\$40,200
Electrical	\$2,500		\$1,300	
Mechanical	\$50,800	\$22,400	\$26,200	\$18,000
Elevators/Escalators	\$19,700	\$19,700	\$19,700	\$19,700
Total	\$309,600	\$42,100	\$54,800	\$78,000
Priority A	\$1,600			
Priority B	\$117,000	\$42,100	\$47,200	\$37,700
Priority C	\$190,900		\$7,500	\$40,200
Total	\$309,600	\$42,100	\$54,800	\$78,000



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

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

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

NEW YORK PUBLIC LIBRARY - 035
LIBRARY FOR THE PERFORMING ARTS LINCOLN CENTER
Asset # : 1926

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Exterior									
Exterior Walls									
Masonry: Travertine	55%			LIFE	**			A	
	Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%								
	Location : Throughout								
	Sidewalk Shed in Use, Extent : Moderate, Area Affected : 20%								
	Location : Facade Along Amsterdam								
Pre-Cast Concrete	10%	Now	\$74,600	LIFE	**	5	\$68,100	A	
	Vertical Cracks, Extent : Moderate, Area Affected : 10%								
	Location : Throughout Bulkhead								
Window Wall	35%			2043	**	5	\$275,200	A	
Windows									
Aluminum	100%			2039	**	5	\$3,300	A	
Parapets									
Metal Rail	100%			2036	**	5-10	\$194,300	A	
Roof									
Single Ply Membrane	95%			2028	**	10	\$167,000	A	
	Blisters, Extent : Moderate, Area Affected : 10%								
	Location : Around Bulkhead								
	Drains Inad/Misposn, Extent : Moderate, Area Affected : 10%								
	Location : Around Auditorium								
	Ponding, Extent : Moderate, Area Affected : 20%								
	Location : Below Deck, Throughout								
Skylight, Metal/Glass	5%			2043	**	10	\$29,300	A	
Interior									
Floors									
Carpet	40%	4+	\$75,300	2022	\$376,700	3	\$96,500	C	
	Worn/Eroded, Extent : Light, Area Affected : 25%								
	Location : Throughout All Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$35,200	C	
Ceramic Tile	5%			2032	**	5	\$8,000	C	
Terrazzo	25%	0-2	\$119,300	LIFE	**	5	\$31,400	C	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
	Location : Main Stairs								
	Horizontal Cracks, Extent : Moderate, Area Affected : 5%								
	Location : 3rd Floor Corridor								
Vinyl Tile	20%	Now	\$30,400	2028	**	3	\$12,100	C	
	Other Observation, Extent : Moderate, Area Affected : 25%								
	Location : 3rd Floor Backstacks								
	Explanation : 9x9 Tiles								
Wood	5%			2051	**	5	\$15,100	C	
Interior Walls									
Cast in Place Concrete	10%			LIFE	**	10	\$21,400	C	
Concrete Masonry Unit	10%			LIFE	**	5	\$6,800	C	
Gypsum Board	15%			LIFE	**	5-10	\$21,800	C	
Travertine Panels	15%			LIFE	**	10	\$5,100	C	
Plaster	50%			LIFE	**	5-10	\$36,400	C	

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

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

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

NEW YORK PUBLIC LIBRARY - 035
LIBRARY FOR THE PERFORMING ARTS LINCOLN CENTER
Asset # : 1926

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

Interior

Ceilings

AcousTileConcealSpLn	35%			2028	* *	5	\$70,400	B
AcousTileSusp.Lay-In	10%			2028	* *	5	\$16,100	B
Exposed Concrete	15%			LIFE	* *	5-10	\$30,200	B
Gypsum Board	5%			LIFE	* *	5-10	\$27,600	B
Plaster	35%			LIFE	* *	5-10	\$96,700	B

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

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2023	\$30,300	5	\$500	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : One 5000 Amp Main Service</i>								

Transformers

Dry Type	100%			2036	* *	5	\$400	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 2- 300 Kva 277/480v</i>								

Switchgear / Switchboard

Fused Disc Sw	90%			2023	\$79,700	5	\$500	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Located In The Mechanical Room</i>								
Fused Disc Sw	10%			2043	* *	5	\$100	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : First Floor A Level</i>								
<i>Explanation : Located At The First Floor</i>								

Raceway

Conduit	30%			2033	* *	1		B
Conduit	50%			2043	* *	1		B
Conduit	20%			2023	\$20,800	1		B

Panelboards

Molded Case Bkrs	50%			2031	* *	5	\$1,500	B
Molded Case Bkrs	50%			2039	* *	5	\$1,500	B

Wiring

Thermoplastic	30%			2043	* *	1		B
Thermoplastic	70%			2033	* *	1		B

Motor Controllers

Locally Mounted	50%			2036	* *	5	\$400	B
Locally Mounted	30%			2028	* *	5	\$200	B
Locally Mounted	20%			2021	\$31,600	5	\$200	B

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

Asset # : 1926

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	\$3,300	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Water Main</i>								
Lighting								
Interior Lighting								
Fluorescent	85%			2028	* *	10	\$83,800	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Using T-5 And T-8 Lamps - All Lighting Tied Into Motorized Control Panel</i>								
HID	5%			2028	* *	10	\$200	B
Incandescent	10%			2028	* *	2	\$200	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Gallery And Auditorium</i>								
<i>Explanation : All Incandescent Lighting At Auditorium And Gallery Contolled By Lutron Dimmers Panel Switch</i>								
Egress Lighting								
Emergency, Service	70%			2028	* *	1		B
Exit, LED	30%			2051	* *	1		B
Exterior Lighting								
HID	100%			2023	\$46,800	10	\$400	B
Alarm								
Security System								
Not Accessible	100%							D
Fire/Smoke Detection								
Not Accessible	100%							D

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Energy Source								
Utility Steam	100%			2043	* *	1		B
Conversion Equipment								
Heat Exchanger	50%			2032	* *	1	\$26,600	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Lincoln Center</i>								
<i>Explanation : Equipment Is Located Outside The Library</i>								
Pres. Reducing Valve/LP Steam	50%			2032	* *	5	\$3,200	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Lincoln Center</i>								
<i>Explanation : Equipment Is Located Outside The Library</i>								
Distribution								
Hot Wtr Piping/Pump	30%			2039	* *	4	\$2,400	B
Steam Piping/Pump	70%			2043	* *	4	\$5,600	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.*

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

NEW YORK PUBLIC LIBRARY - 035
LIBRARY FOR THE PERFORMING ARTS LINCOLN CENTER
Asset # : 1926

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Air Conditioning									
	Energy Source								
	District C.W.	100%			2043	* *	1		B
	Distribution								
	Chilled Wtr Pipe/Pump	100%			2043	* *	4	\$8,000	B
	Terminal Devices								
	Air Handler/Cool/Ht	100%			2031	* *	1	\$66,500	B
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$94,900	B
	Exhaust Fans								
	Interior	100%			2028	* *	2	\$3,300	B
Plumbing									
	H/C Water Piping								
	Galv Iron/Steel	100%			2028	* *	1		B
	HW Heat Exchanger								
	HTHW/HW	100%			2043	* *			B
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Lincoln Center								
	Explanation : Equipment Is Located Outside The Library								
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		B
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		B
	Sewage Ejector(s)								
	Compressed Air	100%			2043	* *	4	\$2,000	B
	Backflow Preventer								
	Generic	100%			2028	* *	1	\$6,600	B
	Fixtures								
	Generic	100%							B
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE	* *			C
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Basement : 3rd Floor								
	Explanation : 4 Units								
Fire Suppression									
	Standpipe								
	Generic	100%			2043	* *	1-5	\$54,300	B
	Sprinkler								
	No Component	40%							D
	Generic	60%			2043	* *	1-2	\$18,100	B
	Fire Pump								
	Generic	100%			2032	* *	1	\$20,100	B
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Lincoln Center								
	Explanation : Equipment Is Located Outside The Library								

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

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

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

Print Date : 22-Oct-2012

NEW YORK PUBLIC LIBRARY - FY 2013

Asset Name : MID-MANHATTAN BRANCH LIBRARY
Address : 455 FIFTH AVE. @ E. 40TH ST.
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : NPL0012.000 / 4226 **Yr Built/Renovated** : 1916 / 2003
Area Sq Ft : 159,880 **Project Type** : NEW YORK PUBLIC LIBRARY
Date of Survey : 02-Jun-2010 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4,5,6,ph
Block : 869 **Lot** : 74 **BIN** : 1017602

CAPITAL		FY 2014 - 2017	FY 2018 - 2023
Exterior Architecture		\$1,239,600	\$206,600
Interior Architecture		\$708,900	\$440,600
Electrical		\$156,300	\$1,166,400
Mechanical		\$1,530,000	\$1,395,000
Total		\$3,634,800	\$3,208,600
Priority A		\$1,239,600	\$206,600
Priority B		\$1,971,100	\$2,629,900
Priority C		\$424,100	\$372,000
Total		\$3,634,800	\$3,208,600

EXPENSE	FY 2014	FY 2015	FY 2016	FY 2017
Exterior Architecture	\$7,000		\$13,200	\$4,200
Interior Architecture	\$46,000	\$14,300		\$73,700
Electrical	\$44,200	\$9,800	\$29,700	\$10,800
Mechanical	\$44,800	\$46,700	\$88,600	\$42,700
Elevators/Escalators	\$37,900	\$37,900	\$37,900	\$37,900
Total	\$179,900	\$108,700	\$169,400	\$169,200
Priority A	\$7,000		\$13,200	\$4,200
Priority B	\$126,800	\$94,400	\$156,200	\$91,400
Priority C	\$46,000	\$14,300		\$73,700
Total	\$179,900	\$108,700	\$169,400	\$169,200



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

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

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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Exterior									
Exterior Walls									
Copper/Terne	5%			2041	**	10	\$11,400	A	
Masonry: Brick	12%			LIFE	**	5	\$11,700	A	
Masonry: Limestone	58%			LIFE	**	5	\$42,400	A	
Granite Panels	3%	Now	\$7,000	LIFE	**	5	\$2,200	A	
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%									
Location : Throughout									
Stucco Cement	17%	Now	\$51,800	2034	**	5	\$20,700	A	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%									
Location : South Facade									
Window Wall	5%			2041	**	5	\$18,300	A	
Windows									
Aluminum	30%			2037	**	5	\$8,400	A	
Metal Clad	70%	Now	\$1,151,100	2046	**	5	\$61,100	A	
Corrosion/Rusting, Extent : Moderate, Area Affected : 20%									
Location : Bulkhead, Floors 3,4,5,6									
Deformed/Dented, Extent : Moderate, Area Affected : 25%									
Location : Bulkheads									
Unit Inoperable, Extent : Moderate, Area Affected : 50%									
Location : Bulkheads, Floors 3,4,5,6									
Parapets									
Copper/Terne	38%			2041	**	5	\$6,400	A	
Copper/Terne	10%			2056	**	5	\$1,700	A	
Masonry: Brick	50%			LIFE	**	5	\$1,800	A	
Spalling, Extent : Light, Area Affected : 10%									
Location : Interior Face									
Masonry: Limestone	2%			LIFE	**	5	\$100	A	
Roof									
Modified Bitumen	95%			2026	**	10	\$36,700	A	
Skylight, Metal/Glass	2%			2021	\$103,100	10	\$2,600	A	
Skylight, Plastic	3%			2034	**	1		A	

Interior

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

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

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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Interior									
Floors									
	Carpet	47%			2020	\$538,900	3	\$184,000	C
	Cast in Place Concrete	10%			LIFE	**	5	\$85,700	C
Water Penetration, Extent : Severe, Area Affected : 50%									
Location : Mechanical Space At Penthouse									
Other Observation, Extent : Severe, Area Affected : 50%									
Location : Mechanical Space At Penthouse									
Explanation : Water From Mechanical Equipment Is Flooding Floor.									
	Ceramic Tile	5%			2030	**	5	\$9,800	C
	Panel/Paver: Cer/Brk	12%			2037	**	5	\$52,900	C
	Marble Panels	3%			LIFE	**	5	\$4,400	C
	Vinyl Tile	15%			2021	\$277,300	3	\$11,000	C
	Vinyl Tile	5%	Now	\$92,400	2031	**	3	\$3,700	C
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%									
Location : 6th Floor									
Poor Subfloor Evident, Extent : Moderate, Area Affected : 50%									
Location : 6th Floor									
Water Penetration, Extent : Moderate, Area Affected : 25%									
Location : 6th Floor									
	Wood	3%	Now	\$123,400	2061	**	5	\$5,500	C
Deteriorated Finish, Extent : Moderate, Area Affected : 100%									
Location : Penthouses									
Dry Rot/Decay, Extent : Moderate, Area Affected : 15%									
Location : Penthouses									
Worn/Eroded, Extent : Moderate, Area Affected : 50%									
Location : Penthouses									
Interior Walls									
	Ceramic Tile	5%			2030	**	5	\$11,400	C
	Concrete Masonry Unit	10%			LIFE	**	5	\$9,100	C
	Glass: Single Pane	2%			LIFE	**	5	\$3,400	C
	Gypsum Board	38%			LIFE	**	5	\$51,900	C
	Masonry: Brick	10%			LIFE	**			C
	Plaster	10%	Now	\$165,500	LIFE	**	5	\$6,800	C
Cracking/Crumbling, Extent : Moderate, Area Affected : 35%									
Location : Penthouses									
Deteriorated Finish, Extent : Moderate, Area Affected : 25%									
Location : Penthouse									
	Plaster	25%			LIFE	**	5	\$17,100	C

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

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

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

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

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

Interior

Ceilings

AcousTileSusp.Lay-In	70%			2034	* *	5	\$137,000	B
Exposed Concrete	10%	Now	\$149,600	LIFE	* *	5	\$3,100	B

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

Location : Penthouse

Exposed Reinforcement, Extent : Severe, Area Affected : 10%

Location : Penthouse

Gypsum Board	10%			LIFE	* *	5	\$24,500	B
Plaster	10%	Now	\$66,700	LIFE	* *	5	\$12,200	B

Broken/Missing Elements, Extent : Moderate, Area Affected : 30%

Location : Penthouses

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

Location : Stairs

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

Under 600 Volts

Service Equipment

Fused Disc Sw	100%	2-4	\$32,300	2051	* *	5	\$300	B
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On Extended Life, Extent : Moderate, Area Affected : 100%

Location : Electrical Room

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

Location : Electrical Room

Explanation : Two Electrical Services Rated @ 4000 Amps And 2000 Amps

Switchgear / Switchboard

Fused Disc Sw	100%	2-4	\$103,300	2051	* *	5	\$300	B
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On Extended Life, Extent : Moderate, Area Affected : 100%

Location : Electrical Room

Raceway

Conduit	20%			2031	* *	1		B
Conduit	80%			2021	\$106,700	1		B

Panelboards

Fused Disc Sw	5%			2020	\$5,600	5	\$200	B
Molded Case Bkrs	40%			2029	* *	5	\$1,400	B
Molded Case Bkrs	55%			2020	\$61,500	5	\$1,900	B

Wiring

Braided Cloth	30%	2-4	\$45,300	2046	* *	1		B
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Insulation Aged, Extent : Moderate, Area Affected : 100%

Location : Throughout The Building

Thermoplastic	70%			2031	* *	1		B
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Motor Controllers

Locally Mounted	100%			2019	\$189,700	5	\$900	B
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Ground

Grounding Devices

Generic	100%			LIFE	* *	5	\$1,900	B
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Estimates are rounded to the nearest hundred dollars.*

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

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

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Lighting								
Interior Lighting								
Fluorescent	78%			2021	\$599,800	10	\$93,600	B
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Throughout The Building							
	Explanation : Using T-8 Lamps							
Fluorescent	1%			2016	\$7,700	10	\$1,200	B
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Basement							
	Explanation : Using T-12 Lamps							
Fluorescent	2%			2021	\$15,400	10	\$2,400	B
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Lunch Room							
	Explanation : Using Compact Fluorescent Lamps							
Fluorescent	10%			2026	* *	10	\$12,000	B
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : 5th Floor							
	Explanation : Using T-8 Lamps							
HID	8%			2021	\$43,300	10	\$300	B
Incandescent	1%			2016	\$7,700	2		B
Egress Lighting								
Emergency, Battery	50%			2021	\$26,900	10	\$15,800	B
Exit, LED	5%			2049	* *	1		B
Exit, Service	45%			2021	\$9,700	1		B
Exterior Lighting								
HID	100%			2021	\$54,100	10	\$400	B
Alarm								
Security System								
No Component	40%							D
Generic	60%			2026	* *	1	\$29,400	B
Fire/Smoke Detection								
No Component	20%							D
Generic	80%			2026	* *	1-3	\$66,600	B

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Energy Source								
Utility Steam	100%			2031	* *	1		B
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Throughout							
	Explanation : From Con Edison							
Conversion Equipment								
Pres. Reducing Valve/LP Steam	100%			2024	* *	5	\$7,800	B

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

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Distribution								
Hot Wtr Piping/Pump	40%			2020	\$297,000	4	\$2,600	B
Steam Piping/Pump	60%			2021	\$619,100	4	\$3,900	B
Terminal Devices								
Air Handler	60%	Now	\$9,600	2016	\$478,100	1	\$43,700	B
<i>Leak Evident, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Leaking From Drip Pan</i>								
Convactor/Radiator	25%			2026	* *	1	\$10,600	B
Fan Coil Unit/Heat	15%			2021	\$331,900	1	\$6,400	B
Air Conditioning								
Energy Source								
Utility Steam	100%			2031	* *	1		B
Conversion Equipment								
Absorption Chiller/Steam/HW	100%			2024	* *	1	\$141,700	B
Distribution								
Chilled Wtr Pipe/Pump	100%			2031	* *	4	\$9,700	B
Terminal Devices								
Air Handler/Cool/Ht	100%			2016	\$627,700	1	\$81,000	B
Heat Rejection								
Water Cool Tower	100%	0-2	\$424,200	2026	* *	2	\$105,300	B
<i>Corroded, Extent : Severe, Area Affected : 40%</i>								
<i>Location : Roof</i>								
<i>On Extended Life, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Roof</i>								
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$72,900	B
Exhaust Fans								
Interior	90%			2021	\$147,000	2	\$3,600	B
Roof	10%			2021	\$11,800	2	\$400	B
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2031	* *	1		B
HW Heat Exchanger								
Low Temp	100%			2031	* *	4	\$19,500	B
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		B
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		B
Sump Pump(s)								
Rigid Piping	100%			2021	\$10,200	4	\$1,300	B
Sewage Ejector(s)								
Electric	100%			2021	\$10,200	4	\$1,300	B
Fixtures								
Generic	100%							B
Vertical Transport								

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Vertical Transport									
Elevators									
	Geared Traction	90%		LIFE		* *			C
		Other Observation, Extent : Light, Area Affected : 90%							
		Location : B-6							
		Explanation : 4 Passenger Elevators							
	Hydraulic	10%		LIFE		* *			C
		Other Observation, Extent : Light, Area Affected : 10%							
		Location : B-1							
		Explanation : 1 Freight							
Escalators									
	Under 20' Rise	100%		LIFE		* *			C
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : At Front Entrance							
		Explanation : Floors 1 - 2							
Fire Suppression									
Standpipe									
	Generic	100%		2041		* *	1-5	\$68,500	B
Sprinkler									
	Generic	100%		2031		* *	1-2	\$36,700	B

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

Print Date : 22-Oct-2012

NEW YORK PUBLIC LIBRARY - FY 2013

Asset Name : MORNINGSIDE HEIGHTS BRANCH LIBRARY
Address : 2900 BROADWAY
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : NPL0016.000 / 13638 **Yr Built/Renovated** : 2001 /
Area Sq Ft : 17,777 **Project Type** : NEW YORK PUBLIC LIBRARY
Date of Survey : 07-Jul-2011 **Landmark Status** : NONE
Areas Surveyed : Floors 1,2
Block : 1885 **Lot** : 7501 **BIN** : 1057018

CAPITAL**Total**

Priority

Total

EXPENSE	FY 2014	FY 2015	FY 2016	FY 2017
Interior Architecture		\$6,500	\$1,100	\$9,800
Electrical	\$800	\$1,100	\$800	\$14,300
Mechanical	\$1,800	\$1,700	\$3,300	\$1,500
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$6,600	\$13,400	\$9,200	\$29,500
Priority B	\$6,600	\$12,300	\$8,100	\$19,700
Priority C		\$1,100	\$1,100	\$9,800
Total	\$6,600	\$13,400	\$9,200	\$29,500



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

NEW YORK PUBLIC LIBRARY - 035
MORNINGSIDE HEIGHTS BRANCH LIBRARY
Asset # : 13638

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

Interior

Floors

Carpet	10%			2021	\$12,700	3	\$3,300	C
Ceramic Tile	10%			2031	**	5	\$2,200	C
Panel/Paver: Bluestone	20%			LIFE	**	5	\$3,300	C
Sheet Vinyl/Rubber	60%			2027	**	5	\$19,600	C

Interior Walls

Gypsum Board	100%			LIFE	**	5	\$9,900	C
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Ceilings

AcousTileSusp.Lay-In	50%			2035	**	5	\$10,900	B
Gypsum Board	50%			LIFE	**	5	\$13,600	B

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

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2042	**	5	\$100	B
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Switchgear / Switchboard

Fused Disc Sw	100%			2042	**	5	\$100	B
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Raceway

Conduit	100%			2042	**	1		B
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Panelboards

Fused Disc Sw	10%			2038	**	5		B
Molded Case Bkrs	90%			2038	**	5	\$300	B

Wiring

Thermoplastic	100%			2042	**	1		B
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Motor Controllers

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

Grounding Devices

Not Accessible	100%							D
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Lighting

Interior Lighting

Fluorescent	20%			2027	**	10	\$2,700	B
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Throughout

Explanation : T-5 Lamps

Fluorescent	80%			2027	**	10	\$10,700	B
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Throughout

Explanation : T-8 Lamps

Egress Lighting

Emergency, Service	50%			2027	**	1		B
Exit, LED	50%			2050	**	1		B

Exterior Lighting

HID	100%			2027	**	10		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.*

NEW YORK PUBLIC LIBRARY - 035
MORNINGSIDE HEIGHTS BRANCH LIBRARY

Asset # : 13638

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

Alarm

Fire/Smoke Detection

Generic	100%		2027	* *	1-3	\$9,000	B
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Mechanical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code

Heating

Distribution

Hot Wtr Piping/Pump	5%		2044	* *	4		B
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No Component	95%						D
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Terminal Devices

Convactor/Radiator	5%		2039	* *	1	\$200	B
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No Component	95%						D
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Other Observation, Extent : Light, Area Affected : 0%

Location : Mechanical Room

Explanation : Covered Under A C System

Air Conditioning

Distribution

Chilled Wtr Pipe/Pump	100%		2048	* *	4	\$700	B
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Terminal Devices

Air Handler/Cool/Ht	100%		2030	* *	1	\$9,000	B
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Other Observation, Extent : Light, Area Affected : 100%

Location : Basement

Explanation : Mechanical Room

Ventilation

Distribution

Ductwork/Diffusers	100%		LIFE	* *	2-5	\$8,100	B
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Exhaust Fans

Interior	100%		2032	* *	2	\$500	B
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Plumbing

H/C Water Piping

Brass/Copper	100%		2048	* *	1		B
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Sanitary Piping

Cast Iron	100%		LIFE	* *	1		B
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Storm Drain Piping

Cast Iron	100%		LIFE	* *	1		B
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Fixtures

Generic	100%						B
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Vertical Transport

Elevators

Hydraulic	100%		LIFE	* *			C
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Other Observation, Extent : Light, Area Affected : 100%

Location : Basement : 2nd Floor

Explanation : One Unit

Fire Suppression

Standpipe

Generic	100%		2048	* *	1-5	\$7,300	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.*

NEW YORK PUBLIC LIBRARY - 035
MORNINGSIDE HEIGHTS BRANCH LIBRARY

Asset # : 13638

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Fire Suppression									
Sprinkler									
	Generic	100%			2048	* *	1-2	\$4,100	B

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

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

Print Date : 22-Oct-2012

NEW YORK PUBLIC LIBRARY - FY 2013

Asset Name : SCHOMBURG CENTER FOR RESEARCH IN BLACK CULTURE
Address : 515 MALCOLM X BOULEVARD @ W. 135 STREET
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : NPL0002.000 / 1925 **Yr Built/Renovated** : 1975 / 2006
Area Sq Ft : 40,150 **Project Type** : NEW YORK PUBLIC LIBRARY
Date of Survey : 26-Jul-2012 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4
Block : 1920 **Lot** : 29 **BIN** : 1058276

CAPITAL		FY 2014 - 2017	FY 2018 - 2023
Exterior Architecture		\$172,000	\$77,500
Interior Architecture		\$71,300	\$88,100
Electrical			\$110,000
Total		\$243,300	\$275,500
Priority A		\$172,000	\$77,500
Priority B		\$71,300	\$110,000
Priority C			\$88,100
Total		\$243,300	\$275,500

EXPENSE	FY 2014	FY 2015	FY 2016	FY 2017
Exterior Architecture	\$12,400		\$11,500	
Interior Architecture	\$74,700		\$11,700	\$3,000
Electrical	\$1,500	\$1,400	\$1,500	\$900
Mechanical	\$19,500	\$16,800	\$18,000	\$15,200
Elevators/Escalators	\$9,900	\$9,900	\$9,900	\$9,900
Total	\$118,000	\$28,100	\$52,600	\$28,900
Priority A	\$12,400		\$11,500	
Priority B	\$49,100	\$28,100	\$35,200	\$26,000
Priority C	\$56,500		\$5,800	\$3,000
Total	\$118,000	\$28,100	\$52,600	\$28,900



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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NEW YORK PUBLIC LIBRARY - 035
SCHOMBURG CENTER FOR RESEARCH IN BLACK CULTURE
Asset # : 1925

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Exterior Walls								
Masonry: Brick	95%			LIFE	**	5	\$154,900	A
Window Wall	5%			2043	**	5	\$15,300	A
Windows								
Aluminum	95%	Now	\$94,500	2031	**	5	\$5,000	A
Air Infiltration, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Weather Strip Missing, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Glass Block	5%			LIFE	**	5	\$700	A
Parapets								
Masonry: Brick	35%			LIFE	**	5-10	\$7,200	A
Metal Rail	35%			2036	**	5-10	\$19,000	A
Metal Rail	25%	4+	\$1,600	2028	**	5	\$5,300	A
Corrosion/Rusting, Extent : Moderate, Area Affected : 25%								
Location : Parapets Above Langston Hughes Wing								
Deteriorated Finish, Extent : Moderate, Area Affected : 35%								
Location : Parapets Above Langston Hughes Wing								
Pre-Cast Concrete	5%	Now	\$300	LIFE	**	5	\$900	A
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout Coping								
Roof								
Built-Up (BUR)	35%			2023	\$32,000	10	\$6,000	A
Modified Bitumen	65%	Now	\$4,000	2028	**			A
Blisters, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Ponding, Extent : Moderate, Area Affected : 10%								
Location : Around Rooftop Units								
Interior								
Floors								
Carpet	25%			2022	\$68,300	3	\$17,500	C
Cast in Place Concrete	25%			LIFE	**	5	\$51,000	C
Ceramic Tile	5%			2032	**	5	\$2,300	C
Cork Tile	5%			2033	**	5	\$2,000	C
Marble Panels	5%			LIFE	**	5	\$3,500	C
Terrazzo	10%			LIFE	**	5	\$7,300	C
Vinyl Tile	20%			2023	\$88,100	3	\$4,700	C
Wood	5%			2038	**	5	\$4,400	C

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

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NEW YORK PUBLIC LIBRARY - 035
SCHOMBURG CENTER FOR RESEARCH IN BLACK CULTURE
Asset # : 1925

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Interior									
Interior Walls									
	Ceramic Tile	5%			2032	**	5	\$1,200	C
	Concrete Masonry Unit	25%			LIFE	**	5	\$5,000	C
Efflorescence, Extent : Moderate, Area Affected : 10%									
Location : 4th Floor									
	Gypsum Board	60%			LIFE	**	5-10	\$25,300	C
	Metal Panel	5%			LIFE	**	10	\$600	C
	Wood	5%			LIFE	**	5	\$9,900	C
Ceilings									
	AcousTileConcealSpLn	20%	Now	\$71,300	2043	**	5	\$5,800	B
Broken/Missing Elements, Extent : Severe, Area Affected : 35%									
Location : 2nd Floor Manuscripts Area									
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%									
Location : 2nd Floor Manuscripts Area									
	AcousTileConcealSpLn	20%			2028	**	5	\$11,700	B
	AcousTileSusp.Lay-In	25%			2036	**	5	\$11,700	B
	Exposed Concrete	30%			LIFE	**	5-10	\$17,500	B
	Metal Panel	5%			LIFE	**	5	\$5,800	B

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Service Equipment								
Fused Disc Sw	50%			2033	**	5	\$100	B
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Protector Rated @ 2000 Amps								
Fused Disc Sw	50%			2049	**	5	\$100	B
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Protector Rated @ 2000 Amps								
Switchgear / Switchboard								
Fused Disc Sw	50%			2033	**	5	\$100	B
Fused Disc Sw	50%			2049	**	5	\$100	B
Raceway								
Conduit	80%			2033	**	1		B
Conduit	20%			2049	**	1		B
Panelboards								
Fused Disc Sw	5%			2031	**	5		B
Molded Case Bkrs	85%			2031	**	5	\$700	B
Molded Case Bkrs	10%			2045	**	5	\$100	B
Wiring								
Thermoplastic	80%			2033	**	1		B
Thermoplastic	20%			2049	**	1		B

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

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

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

NEW YORK PUBLIC LIBRARY - 035
SCHOMBURG CENTER FOR RESEARCH IN BLACK CULTURE
Asset # : 1925

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts									
	Motor Controllers								
	Locally Mounted	10%			2036	* *	5		B
	Motor Control Center	90%			2040	* *	5	\$800	B
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$1,000	B
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Basement							
		Explanation : Connected To Metal Water Pipe							
Lighting									
	Interior Lighting								
	Fluorescent	60%			2023	\$110,000	10	\$17,200	B
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : T-12 Lamps							
	Fluorescent	32%			2031	* *	10	\$9,200	B
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : T-8 Lamps							
	HID	3%			2023	\$3,900	10		B
	Incandescent	5%			2023	\$9,200	2		B
Egress Lighting									
	Emergency, Battery	50%			2028	* *	10	\$3,800	B
	Exit, LED	50%			2051	* *	1		B
Exterior Lighting									
	HID	100%			2028	* *	10	\$100	B
Alarm									
	Security System								
	No Component	70%							D
	Generic	30%			2031	* *	1	\$3,700	B
Fire/Smoke Detection									
	No Component	70%							D
	Generic	30%			2031	* *	1-3	\$6,100	B
Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating									
	Energy Source								
	Natural Gas	100%			2043	* *	1		B

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NEW YORK PUBLIC LIBRARY - 035
SCHOMBURG CENTER FOR RESEARCH IN BLACK CULTURE
Asset # : 1925

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Conversion Equipment								
Furnace	15%			2023	\$6,500	1	\$2,300	B
	Other Observation, Extent : Light, Area Affected : 15%							
	Location : Part Of A C Units							
	Explanation : 6 Units							
Steam Boiler	85%			2040	* *	1	\$26,300	B
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Penthouse							
	Explanation : 2 Units							
Distribution								
Hot Wtr Piping/Pump	15%			2039	* *	4	\$300	B
Steam Piping/Pump	85%			2033	* *	4	\$1,300	B
Terminal Devices								
Air Handler	80%			2031	* *	1	\$15,400	B
Convactor/Radiator	20%			2036	* *	1	\$2,000	B
Air Conditioning								
Energy Source								
Electricity	100%			2039	* *	1		B
Conversion Equipment								
Reciprocating Compr/Chiller	85%			2028	* *	1	\$12,300	B
	R-22 Refrigerant, Extent : Light, Area Affected : 100%							
	Location : Penthouse Chillers							
Ext Pkg Unit - Heating/Cooling	15%			2023	\$34,800	2	\$300	B
	R-22 Refrigerant, Extent : Light, Area Affected : 100%							
	Location : Roof							
Distribution								
Chilled Wtr Pipe/Pump	85%			2043	* *	4	\$2,000	B
No Component	15%							D
Terminal Devices								
Air Handler/Cool/Ht	100%			2031	* *	1	\$19,300	B
Heat Rejection								
Water Cool Tower	85%			2027	* *	2	\$26,700	B
No Component	15%							D
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$27,500	B
Exhaust Fans								
Interior	85%			2031	* *	2	\$800	B
Roof	15%			2023	\$4,200	2	\$100	B
Plumbing								
H/C Water Piping								
Galv Iron/Steel	100%			2036	* *	1		B
Water Heater								
Gas Fired	100%			2022	\$8,200	2	\$500	B

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

Asset # : 1925

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Plumbing								
HW Heat Exchanger								
Low Temp	100%			2043	* *	4	\$4,600	B
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		B
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		B
Sump Pump(s)								
Submersible	100%			2016	\$6,200	4	\$2,000	B
Sewage Ejector(s)								
Electric	100%			2028	* *	4	\$1,300	B
Fixtures								
Generic	100%							B
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			C
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : B-4</i>								
<i>Explanation : Two Units</i>								
Fire Suppression								
Standpipe								
No Component	50%							D
No Component	50%							D
Sprinkler								
No Component	50%							D
Generic	50%			2043	* *	1-2	\$4,400	B
Fire Pump								
Generic	100%			2032	* *	1	\$5,800	B

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

Print Date : 22-Oct-2012

NEW YORK PUBLIC LIBRARY - FY 2013

Asset Name : SCHOMBURG CENTER FOR RESEARCH MCKINN BLDG.
Address : 515 MALCOLM X BOULEVARD @ W. 135 STREET
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : NPL0002.010 / 2824 **Yr Built/Renovated** : 1905 / 2006
Area Sq Ft : 27,540 **Project Type** : NEW YORK PUBLIC LIBRARY
Date of Survey : 26-Jul-2012 **Landmark Status** : EXTERIOR LANDMARK
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 1920 **Lot** : 29 **BIN** : 1058276

CAPITAL	FY 2014 - 2017	FY 2018 - 2023
Exterior Architecture	\$1,086,000	\$254,600
Interior Architecture	\$73,600	\$40,100
Electrical		\$184,000
Mechanical		\$88,700
Total	\$1,159,500	\$567,500
Priority A	\$1,086,000	\$254,600
Priority B		\$272,700
Priority C	\$73,600	\$40,100
Total	\$1,159,500	\$567,500

EXPENSE	FY 2014	FY 2015	FY 2016	FY 2017
Exterior Architecture	\$33,300			
Interior Architecture	\$113,500		\$15,500	\$13,000
Electrical	\$600	\$700	\$1,100	\$600
Mechanical	\$9,100	\$2,000	\$4,300	\$1,900
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$160,500	\$6,600	\$24,800	\$19,500
Priority A	\$33,300			
Priority B	\$74,400	\$6,600	\$18,400	\$6,500
Priority C	\$52,700		\$6,400	\$13,000
Total	\$160,500	\$6,600	\$24,800	\$19,500



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

Asset # : 2824

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior									
Exterior Walls	Masonry: Brick	65%	Now	\$320,700	LIFE	* *	5	\$44,500	A
		Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 30%							
		Location : Throughout							
	Masonry: Limestone	35%	Now	\$645,300	LIFE	* *	5	\$18,000	A
		Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
Windows									
	Wood	100%			2031	* *	5	\$140,800	A
Parapets									
	Masonry: Brick	20%	Now	\$49,600	LIFE	* *	5	\$3,500	A
		Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%							
		Location : East And West Parapets							
		Vegetation Growth, Extent : Moderate, Area Affected : 10%							
		Location : Exterior Face Of East And West Facade							
		Worn/Eroded, Extent : Moderate, Area Affected : 20%							
		Location : East And West Parapets							
	Masonry: Limestone	5%			LIFE	* *	5-10	\$10,600	A
	Metal Cornice	25%			2038	* *	10	\$14,000	A
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : South Facade							
		Explanation : This Component Is Actually Copper Cornice							
	Metal Rail	50%	Now	\$10,000	2028	* *	5	\$61,400	A
		Corrosion/Rusting, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
Roof									
	Built-Up (BUR)	50%	Now	\$12,000	2028	* *			A
		Vegetation Growth, Extent : Severe, Area Affected : 20%							
		Location : Highest Roof, Over 3rd Floor							
		Water Penetration, Extent : Severe, Area Affected : 10%							
		Location : Highest Roof, Over 3rd Floor							
	Built-Up (BUR)	25%			2023	\$30,100	10	\$5,200	A
		Ponding, Extent : Moderate, Area Affected : 10%							
		Location : Around Rooftop Units							
	Cement-Fiber Panel	25%			2019	\$48,200	5	\$3,600	A
		Worn/Eroded, Extent : Light, Area Affected : 25%							
		Location : Sloped Roof							

Interior

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

Asset # : 2824

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Interior									
Floors									
	Carpet	30%	4+	\$4,300	2022	\$86,600	3	\$20,500	C
		Worn/Eroded, Extent : Moderate, Area Affected : 15%							
		Location : 1st Floor Schomburg Shop							
	Cast in Place Concrete	5%			LIFE	**	5	\$10,000	C
	Ceramic Tile	5%			2032	**	5	\$2,300	C
	Terrazzo	15%			LIFE	**	5	\$10,700	C
	Vinyl Tile	30%	Now	\$7,000	2028	**	3	\$5,100	C
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : 3 Floor Corridor							
		Deflection Evident, Extent : Moderate, Area Affected : 5%							
		Location : 3rd Floor Corridor							
	Wood	15%			2051	**	5	\$12,800	C
Interior Walls									
	Ceramic Tile	5%			2032	**	5	\$6,700	C
	Concrete Masonry Unit	10%			LIFE	**	5	\$10,700	C
	Gypsum Board	50%			LIFE	**	5-10	\$113,700	C
	Plaster	35%			LIFE	**	5-10	\$39,800	C
Ceilings									
	AcousTileSusp.Lay-In	40%			2036	**	5	\$18,200	B
	AcousTileSusp.Lay-In	5%	Now	\$16,300	2043	**	5	\$1,100	B
		Broken/Missing Elements, Extent : Severe, Area Affected : 10%							
		Location : 3rd Floor Moving Image And Recorded Sound Division Office							
		Cracking/Crumbling, Extent : Severe, Area Affected : 25%							
		Location : 3rd Floor Moving Image And Recorded Sound Division Office							
		Water Penetration, Extent : Severe, Area Affected : 20%							
		Location : 3rd Floor Moving Image And Recorded Sound Division Office							
	Exposed Struc: Steel	5%			LIFE	**	10	\$4,600	B
	Gypsum Board	30%			LIFE	**	5-10	\$47,000	B
	Plaster	20%			LIFE	**	5-10	\$15,700	B

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2023	\$3,300	5	\$100	B
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Basement							
		Explanation : 1200 Amps							
	Switchgear / Switchboard								
	Fused Disc Sw	100%			2023	\$47,900	5	\$100	B
	Raceway								
	Conduit	90%			2023	\$23,500	1		B
	Conduit	10%			2049	* *	1		B

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

Asset # : 2824

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Panelboards								
Molded Case Bkrs	80%			2031	* *	5	\$500	B
Molded Case Bkrs	20%			2045	* *	5	\$100	B
Wiring								
Thermoplastic	80%			2033	* *	1		B
Thermoplastic	20%			2049	* *	1		B
Motor Controllers								
Locally Mounted	100%			2021	\$16,700	5	\$200	B
Ground								
Grounding Devices								
Not Accessible	100%							D
Lighting								
Interior Lighting								
Fluorescent	95%			2023	\$136,100	10	\$19,600	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-12 Lamps</i>								
HID	5%			2023	\$5,000	10		B
Egress Lighting								
Emergency, Battery	50%			2028	* *	10	\$2,700	B
Exit, Service	50%			2028	* *	1		B
Exterior Lighting								
HID	100%			2023	\$10,100	10	\$100	B
Alarm								
Security System								
No Component	70%							D
Generic	30%			2031	* *	1	\$2,500	B
Fire/Smoke Detection								
No Component	70%							D
Generic	30%			2031	* *	1-3	\$4,200	B

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Energy Source								
Natural Gas	100%			2043	* *	1		B
Conversion Equipment								
Furnace	80%			2028	* *	1	\$8,900	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : A C Units</i>								
<i>Explanation : 2 Units</i>								
No Component	20%							D

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

Asset # : 2824

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating									
Distribution									
	Hot Wtr Piping/Pump	20%			2031	* *	4	\$300	B
		Other Observation, Extent : Light, Area Affected : 20%							
		Location : Various Areas							
		Explanation : Supplied From Schomburg Main Bldg							
	No Component	80%							D
Terminal Devices									
	Convactor/Radiator	20%			2028	* *	1	\$1,500	B
	No Component	80%							D
Air Conditioning									
Energy Source									
	Electricity	100%			2039	* *	1		B
Conversion Equipment									
	Int Pkg Unit - Cooling	25%			2021	\$88,700	2	\$400	B
		R-22 Refrigerant, Extent : Light, Area Affected : 100%							
		Location : Throughout							
	Ext Pkg Unit - Cooling	75%			2028	* *	2	\$1,000	B
		R-22 Refrigerant, Extent : Light, Area Affected : 100%							
		Location : Roof							
Ventilation									
Distribution									
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$19,900	B
Exhaust Fans									
	Interior	60%			2023	\$18,300	2	\$400	B
	Roof	40%			2023	\$8,800	2	\$300	B
Plumbing									
H/C Water Piping									
	Galv Iron/Steel	100%			2028	* *	1		B
Water Heater									
	Electric	100%			2022	\$4,300	4	\$200	B
Sanitary Piping									
	Cast Iron	100%			LIFE	* *	1		B
Storm Drain Piping									
	Cast Iron	100%			LIFE	* *	1		B
Sump Pump(s)									
	Rigid Piping	100%			2028	* *	4	\$1,300	B
Fixtures									
	Generic	100%							B
Vertical Transport									
Elevators									
	Hydraulic	100%			LIFE	* *			C
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : B-3, Located In Langston Hughes Hall							
		Explanation : One Unit							
Fire Suppression									

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

Asset # : 2824

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Fire Suppression									
Standpipe									
	No Component	50%							D
	Generic	50%			2043	* *	1-5	\$5,700	B
Sprinkler									
	No Component	50%							D
	Generic	50%			2033	* *	1-2	\$3,200	B

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Print Date : 22-Oct-2012

NEW YORK PUBLIC LIBRARY - FY 2013

Asset Name : SCIENCE, INDUSTRY AND BUSINESS LIBRARY
Address : 188 MADISON AVENUE @ EAST 34 STREET
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : NPL0013.000 / 4227 **Yr Built/Renovated** : 1995 /
Area Sq Ft : 183,000 **Project Type** : NEW YORK PUBLIC LIBRARY
Date of Survey : 08-Apr-2008 **Landmark Status** : EXTERIOR LANDMARK
Areas Surveyed : Basement, Sub Basement, Floors 1,2,3,4,5,M
Block : 864 **Lot** : 7502 **BIN** : 1017097

CAPITAL		FY 2014 - 2017	FY 2018 - 2023
Interior Architecture			\$142,200
Electrical		\$91,300	\$180,700
Mechanical		\$588,900	\$2,272,200
Total		\$680,100	\$2,595,100
Priority B		\$680,100	\$2,532,700
Priority C			\$62,500
Total		\$680,100	\$2,595,100

EXPENSE	FY 2014	FY 2015	FY 2016	FY 2017
Interior Architecture		\$80,300		\$36,700
Electrical	\$7,900	\$6,000	\$4,700	\$6,800
Mechanical	\$15,500	\$14,400	\$60,600	\$8,500
Elevators/Escalators	\$35,500	\$35,500	\$35,500	\$35,500
Total	\$58,900	\$136,200	\$100,800	\$87,500
Priority B	\$58,900	\$55,900	\$100,800	\$82,700
Priority C		\$80,300		\$4,800
Total	\$58,900	\$136,200	\$100,800	\$87,500



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 Estimates are rounded to the nearest hundred dollars.

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

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NEW YORK PUBLIC LIBRARY - 035
SCIENCE, INDUSTRY AND BUSINESS LIBRARY

Asset # : 4227

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

Interior

Floors

Carpet	73%			2018	\$983,700	3	\$232,900	C
Cast in Place Concrete	5%			LIFE	**	5	\$23,300	C
Ceramic Tile	1%			2028	**	5	\$2,100	C
Terrazzo	10%			LIFE	**	5	\$16,600	C
Vinyl Tile	10%			2024	**	3	\$8,000	C
Wood	1%			2047	**	5	\$4,000	C

Interior Walls

Cast in Place Concrete	2%			LIFE	**			C
Ceramic Tile	5%			2032	**	5	\$5,700	C
Gypsum Board	92%			LIFE	**	5	\$62,500	C
Wood	1%			LIFE	**	5	\$4,500	C

Ceilings

AcousTileSusp.Lay-In	30%			2032	**	5	\$63,800	B
Exposed Struc: Steel	20%			LIFE	**			B
Gypsum Board	30%			LIFE	**	5	\$79,800	B
Masonry: Infill Arch	20%			LIFE	**			B

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

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2029	**	5	\$700	B
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room

Explanation : Two 1600 Amps

Transformers

Dry Type	100%			2024	**	5	\$600	B
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room

Explanation : Two Transformers Rated At 300 Kva And 75 Kva.

Switchgear / Switchboard

Fused Disc Sw	100%			2029	**	5	\$700	B
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Raceway

Conduit	100%			2029	**	1		B
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Panelboards

Molded Case Bkrs	70%			2035	**	5	\$2,800	B
Molded Case Bkrs	30%			2027	**	5	\$1,200	B

Wiring

Thermoplastic	70%			2039	**	1		B
Thermoplastic	30%			2029	**	1		B

Motor Controllers

Locally Mounted	30%			2032	**	5	\$300	B
Motor Control Center	70%			2032	**	5	\$2,900	B

Ground

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**NEW YORK PUBLIC LIBRARY - 035
SCIENCE, INDUSTRY AND BUSINESS LIBRARY**

Asset # : 4227

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	\$2,200	B
Stand-by Power								
Transfer Switches								
Automatic	100%			2032	* *	1	\$46,200	B
Generators								
Not Accessible	100%							D
Batteries								
Not Accessible	100%							D
Fuel Storage								
Main Tank	100%			2034	* *	5	\$4,200	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : One 6000 Gallon Tank</i>								
Lighting								
Interior Lighting								
Fluorescent	20%			2019	\$180,700	10	\$26,100	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : All Lightings Fixtures Controlled By Motorized Switch And Using T-12 Lamps</i>								
Fluorescent	70%			2024	* *	10	\$91,300	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : All Lighting Fixtures Controlled By Motorized Switch And Using T-5, T-8 Lamps.</i>								
HID	5%			2024	* *	10	\$200	B
Incandescent	5%			2024	* *	2	\$200	B
Egress Lighting								
Emergency, Service	50%			2024	* *	1		B
Exit, LED	30%			2047	* *	1		B
Exit, Service	20%			2024	* *	1		B

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Energy Source								
Utility Steam	100%			2039	* *	1		B
Conversion Equipment								
Pres. Reducing Valve/LP Steam	50%			2028	* *	5	\$4,200	B
Radiant Heater	50%			2024	* *	2	\$33,000	B
Distribution								
Ductwork/Diffusers	50%			LIFE	* *	2-5	\$39,600	B
Hot Wtr Piping/Pump	50%			2027	* *	4	\$5,300	B

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SCIENCE, INDUSTRY AND BUSINESS LIBRARY

Asset # : 4227

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating									
	Terminal Devices								
	Air Handler	40%			2024	**	1	\$35,200	B
	Convactor/Radiator	50%			2032	**	1	\$23,000	B
	Fan Coil Unit/Heat	10%			2024	**	1	\$4,600	B
Air Conditioning									
	Energy Source								
	Electricity	100%			2035	**	1		B
	Conversion Equipment								
	Int Pkg Unit - Cooling	100%			2020	\$2,236,900	2	\$8,800	B
	Distribution								
	Chilled Wtr Pipe/Pump	100%			2039	**	4	\$10,500	B
	Heat Rejection								
	Water Cool Tower	100%	Now	\$49,900	2017	\$498,600	2	\$114,400	B
	Leak Evident, Extent : Severe, Area Affected : 20%								
	Location : Roof								
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$79,300	B
	Exhaust Fans								
	Roof	100%			2027	**	2	\$4,400	B
Plumbing									
	H/C Water Piping								
	Galv Iron/Steel	100%			2036	**	1		B
	Water Heater								
	Gas Fired	100%			2017	\$40,400	2	\$2,100	B
	Sanitary Piping								
	Cast Iron	100%			LIFE	**	1		B
	Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1		B
	Sewage Ejector(s)								
	Compressed Air	100%			2039	**	4	\$2,000	B
	Backflow Preventer								
	Generic	100%	Now	\$800	2019	\$16,800	1	\$7,900	B
	Other Observation, Extent : Severe, Area Affected : 20%								
	Location : Basement								
	Explanation : Corroded								
	Fixtures								
	Generic	100%							B
Vertical Transport									
	Elevators								
	Geared Traction	60%			LIFE	**			C
	Hydraulic	40%			LIFE	**			C

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Print Date : 22-Oct-2012

NEW YORK PUBLIC LIBRARY - FY 2013

Asset Name : SEWARD PARK BRANCH LIBRARY
Address : 192 EAST BROADWAY @JEFFERSON ST.
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : NPL0014.000 / 4228 **Yr Built/Renovated** : 1909 / 2003
Area Sq Ft : 19,681 **Project Type** : NEW YORK PUBLIC LIBRARY
Date of Survey : 01-Apr-2008 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4
Block : 311 **Lot** : 31 **BIN** : 1004053

CAPITAL	FY 2014 - 2017	FY 2018 - 2023
Exterior Architecture	\$295,000	\$87,000
Mechanical		\$453,800
Total	\$295,000	\$540,700
Priority A	\$295,000	\$87,000
Priority B		\$453,800
Total	\$295,000	\$540,700

EXPENSE	FY 2014	FY 2015	FY 2016	FY 2017
Exterior Architecture	\$800	\$8,600		
Interior Architecture	\$1,500	\$2,300		
Electrical	\$15,300	\$200		
Mechanical	\$5,700	\$2,100	\$8,500	\$5,000
Elevators/Escalators	\$4,900	\$4,900	\$4,900	\$4,900
Total	\$28,300	\$18,100	\$13,500	\$9,900
Priority A	\$800	\$8,600		
Priority B	\$26,000	\$7,300	\$13,500	\$9,900
Priority C	\$1,500	\$2,300		
Total	\$28,300	\$18,100	\$13,500	\$9,900



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NEW YORK PUBLIC LIBRARY - 035
SEWARD PARK BRANCH LIBRARY
Asset # : 4228

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Exterior Walls								
Masonry: Brick	65%	0-2	\$68,900	LIFE	**	5	\$41,400	A
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Masonry: Granite	5%			LIFE	**	5	\$2,400	A
Masonry: Limestone	25%			LIFE	**	5	\$11,900	A
<i>Broken/Missing Elements, Extent : Light, Area Affected : 1%</i>								
<i>Location : Front Of Building</i>								
Metal Panel	5%	2-4	\$500	2019	\$25,000	5	\$6,000	A
<i>Corrosion/Rusting, Extent : Light, Area Affected : 2%</i>								
<i>Location : Fifth Floor Walls</i>								
Windows								
Wood	100%	Now	\$226,200	2044	**	5	\$27,200	A
<i>Dry Rot/Decay, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Parapets								
Masonry: Brick	10%	0-2	\$300	LIFE	**	5	\$300	A
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 2%</i>								
<i>Location : East Facade</i>								
Masonry: Limestone	90%			LIFE	**	5	\$2,900	A
Roof								
Roll Roofing	100%			2020	\$45,600	5	\$17,100	A
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$5,300	C
Marble Panels	3%			LIFE	**	5	\$500	C
Terrazzo	2%			LIFE	**	5	\$400	C
Traffic Topping	10%			2024	**	5	\$3,000	C
Vinyl Tile	75%			2024	**	3	\$6,800	C
Interior Walls								
Plaster	100%			LIFE	**	5	\$14,200	C
Ceilings								
Plaster	100%			LIFE	**	5	\$15,100	B

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2039	**	5	\$100	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Disconnect Switch Rated At 1600a.</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2039	**	5	\$100	B

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NEW YORK PUBLIC LIBRARY - 035
SEWARD PARK BRANCH LIBRARY
Asset # : 4228

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Raceway								
Conduit	100%			2039	* *	1		B
Panelboards								
Molded Case Bkrs	100%			2035	* *	5	\$400	B
Wiring								
Thermoplastic	100%			2039	* *	1		B
Motor Controllers								
Locally Mounted	100%			2024	* *	5	\$100	B
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	\$200	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : Connected With Main Water Pipe</i>								
Lighting								
Interior Lighting								
Fluorescent	99%			2024	* *	10	\$14,600	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : T-8 Lamps</i>								
HID	1%			2024	* *	10		B
Egress Lighting								
Exit, Service	50%			2024	* *	1		B
Exit, Battery	50%			2024	* *	10	\$500	B
Mechanical								
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Energy Source								
Natural Gas	95%			2029	* *	1		B
Interruptible Gas/Dual Fuel	5%			2029	* *	1		B
Conversion Equipment								
Hot Water Boiler	100%	Now	\$4,100	2024	* *	1	\$7,200	B
<i>Insul. Deteriorating, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Boiler Room</i>								
Distribution								
Hot Wtr Piping/Pump	100%			2018	\$91,400	4	\$1,200	B
Terminal Devices								
Convactor/Radiator	100%			2024	* *	1	\$5,200	B
Air Conditioning								
Energy Source								
Electricity	100%			2041	* *	1		B

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NEW YORK PUBLIC LIBRARY - 035
SEWARD PARK BRANCH LIBRARY
Asset # : 4228

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Air Conditioning									
	Conversion Equipment								
	Int Pkg Unit - Heating/Cooling	100%			2023	\$362,400	2	\$1,000	B
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2	\$21,000	B
	Terminal Devices								
	Fan Coil - Cool/Heat	100%			2027	* *	1	\$5,200	B
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$9,000	B
	Exhaust Fans								
	Roof	100%			2024	* *	2	\$500	B
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2029	* *	1		B
	Water Heater								
	Electric	100%			2017	\$2,800	4	\$100	B
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		B
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		B
	Backflow Preventer								
	Generic	100%			2024	* *	1	\$1,000	B
	Fixtures								
	Generic	100%							B
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE	* *			C

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