Print Date: 12-Sep-2019 NEW YORK PUBLIC LIBRARY - FY 2020

Asset Name : 115TH STREET BRANCH LIBRARY

Address : 203 WEST 115TH ST. NEAR ADAM CLAYTON POWELL JR BLVD

Borough : MANHATTAN Agency's Number : 001

Programs / Asset # | NPI 0001 000 / 12252 | Va Pail/(Parameter) | 1000 / 220

Area Sq Ft : 13,800 Project Type : NEW YORK PUBLIC LIBRARY
Date of Survey : 16-May-2017 Landmark Status : EXTERIOR LANDMARK

Areas Surveyed : Basement, Roof, Floors 1,2,3

Block : 1831 Lot : 26 BIN : 1055236

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$59,500	\$159,900
Interior Architecture	\$117,900	
Electrical	\$1,600	
Mechanical		\$314,600
Total	\$179,000	\$474,500
Importance Code A	\$59,500	\$274,500
Importance Code B	\$119,500	\$200,000
Total	\$179,000	\$474,500

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$87,000		\$6,200	
Interior Architecture	\$78,000	\$700		\$1,700
Electrical	\$1,400	\$1,100	\$17,000	\$1,600
Mechanical	\$8,200	\$1,800	\$11,700	\$1,800
Site Enclosure	\$1,200			
Site Pavements	\$16,000			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$195,900	\$7,700	\$38,800	\$9,000
Importance Code A	\$87,700	\$700	\$6,900	\$700
Importance Code B	\$83,200	\$6,600	\$31,900	\$8,400
Importance Code C	\$25,000	\$400		
Total	\$195,900	\$7,700	\$38,800	\$9,000



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

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

Architecture	С	urrent R	epair	Futur	e Replacement	М	aintenance	
System Component Type		nil Date Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
xterior								
Exterior Walls								
Masonry: Brick	60%			LIFE	* *	5	\$19,700	
Masonry: Limestone	25% 1		\$22,900	LIFE	* *	5	\$6,200	
		_	ents, Extent : Light	-	•			
	Location : I	Flag Pole	e Anchors Disasser	nbled Ar	nd Hanging Precar	riously		
Metal Panel	10%			2038	* *	5-10	\$22,600	
Slate Panels	2%			LIFE	* *	5	\$500	
Wood	3% 1	Now	\$59,500	2048	* *	5	\$2,500	
			t : Moderate, Area					
	Location : V	Window T	Trim - West 115th	Street Fo	acade			
Windows								
Aluminum	50% N	Now	\$24,100	2036	* *	5	\$1,200	
	Ctrwt/Balnc I	Not Func	t, Extent : Modera	te, Area	Affected : 30%			
	Location : H	Rear Fac	ade Windows					
	_		Extent : Moderate, ade Windows	Area Aff	fected : 25%			
Wood	50%	0-2	\$16,100	2036	* *	5	\$12,500	
Wood					1 · 20%	3	\$12,500	
	Dry Rot/Decay, Extent : Moderate, Area Affected : 20% Location : Rails And Glazing Bars - West 115th St Facade							
			ent : Moderate, Ai					
			On West 115th Str					
Parapets	<u> </u>	, ,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	0.0 77 030 110 000 300					
Cast Stone/Terra Cotta	5%			LIFE	* *	5	\$400	
Masonry: Brick	85% N	Now	\$6,100	LIFE	* *	5	\$900	
Waseiny. Brick			ent : Light, Area A		10%	3	Ψ	
	_		ade - Outer Parap		10,0			
			ctent : Severe, Area		d · 10%			
			ade - Above 3rd F					
Masonry: Limestone	5%			LIFE	**	5	\$100	
Pre-Cast Concrete	3% 2%			LIFE	* *	5	\$100 \$100	
rie-Casi Concrete		eriorate	l, Extent : Modera			3	\$100	
	Location : (ie, Areu	Пусски . 10/0			
C1-4-		Sping D	.005	LIEE	* *	-		
Slate	3%			LIFE	-1· T	5		

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

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

Architecture	С	urrent Repa	air	Futur	e Replacement	М	aintenance	
System Component Type		ail Date Es Years)	timated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
xterior	•			•				
Roof								
Asphalt Shingle	Loose/Miss F Location : I Vegetation G Location : I	Base Shingle rowth, Exter Roof Above .	\$1,700 stent : Modera ss At Roof Abo nt : Moderate, 3rd Floor Com	ve 3rd Flo Area Affo	oor Community Ro ected : 15%	oom		
Modified Bitumen	Blisters, Exte Location : I	Flat Roof At cation, Exten	\$7,700 te, Area Affect Rear Of Build t: Severe, Are aff Offices	ing				
Skylight, Metal/Glass		ation, Exten	\$8,300 at : Moderate, 2 Offices - 3rd F		\$83,400 cted : 10%			
nterior								
Floors	100/	0.2	#20.200	2020	Ф 2 0.200	2	Φ2 100	
Carpet			\$30,300 Toderate, Area ading Area	2030 Affected	\$30,300	3	\$3,100	
Cast in Place Concrete	_	ımbling, Ext	\$3,500 ent : Moderate Spaces Throug	-	-	5	\$3,200	
Ceramic Tile	3%			2037	* *	5	\$600	
Marble Panels	5%			LIFE	* *	5	\$800	
Slate	2%			LIFE	* *	5	\$400	
Terrazzo	5%			LIFE	* *	5	\$800	
Vinyl Tile	Location : I Uneven Subst Location : I	ng Elements Basement An trate, Extent Basement An cation, Exten	\$50,500 s, Extent : Seve ad 3rd Floor C s: Moderate, A ad 3rd Floor C at : Severe, Are	orridors , rea Affec orridors ,	eted : 50% Staff Offices	3	\$1,900	
Wood	Deflection Ev Location : 2 Deteriorated	2nd Floor Re Finish, Exte	ent : Moderate,	rd Floor Area Afj	Community Room	5	\$8,300	

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

Estimates are rounded to the nearest hundred dollars.

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

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

Asset #: 13353

Architecture		Current I	Repair	Futur	e Replacement	M	laintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Ceramic Tile	3%			2037	* *	5	\$900	
Glass: Single Pane	5%			LIFE	* *	5	\$1,100	
Gypsum Board	15%			LIFE	* *	5	\$2,600	
Masonry: Brick	3%			LIFE	* *			
Plaster	57%		\$15,100	LIFE	* *	5	\$4,900	
			Extent : Severe, A	rea Affec	eted : 10%			
		: Basemen						
			xtent : Severe, Are					
	Location	: Basemen	nt And 3rd Floor St	aff Loung	ge			
Wood	17%		\$7,800	LIFE	* *	5	\$19,500	
		-	amage, Extent : M		Area Affected : 10	%		
	Location	: 2nd Floo	or Childrens Readi	ng Area				
Ceilings								
AcousTile,Adhered	10%			2026	\$22,100	5	\$2,100	
Plaster	25%			LIFE	* *	5	\$3,200	
Plaster	65%		\$20,300	LIFE	* *	5	\$8,400	
			xtent : Severe, Are					
	Location	: 3rd Floo	r Staff Lounge And	l Staff O <u>f</u>	fices			
Site Enclosure								
Fence/Gates								
Chain Link	100%		\$1,200	2038	**			
		_	xtent : Moderate, 2	Area Affe	cted: 30%			
		: Rear Yai		1.00	1 200/			
			ent : Moderate, Are	га Ајјесте	ea : 20%			
C'A D	Location	: Rear Yai	<i>r</i> a					
Site Pavements Public Sidewalk								
Cast in Place Concrete	100%			2041	* *			
	10070			2041				
On-Site Walkways Masonry: Granite	100%	Now	\$800	LIFE	* *			
Masonry. Granite			Extent : Moderate		ffected : 10%			
			At Entry Ramp	, лгеи л	gecieu . 1070			
		_	d, Extent : Moderat	to Area	Affected · 25%			
			nding And Ramp	c, 111 cu 1	ijjecica . 2570			
Activity Yard	Locuiton	ышу ы	mang ma Kump					
Cast in Place Concrete	100%	Now	\$15,200	2048	* *			
Cast III I lace Colletete			Extent : Moderate		ffected · 50%			
	_	-		-	gecied . 3076 pair - Rendered Ind			

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

Under 600 Volts

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

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

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

Asset #: 13353

Electrical		Current Repair Future Replacement Maintenance							
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Under 600 Volts									
Service Equipment									
Fused Disc Sw	100%			2048	* *	5	\$100		
			xtent : Light, Area	Affected	: 100%				
		n : Electrica							
	Explana	tion : Main	Service Disconnec	t Switch	Rated At 800 Amp	eres			
Switchgear / Switchboard									
Fused Disc Sw	100%			2048	* *	5	\$100		
			xtent : Light, Area	Affected	: 100%				
		ı : Electrica							
	Explana	tion : 2- Ve	rtical Sections						
Raceway	1000			20.40	* *	1			
Conduit	100%	l		2048	* *	1			
Panelboards	50 /			2011	* *	-			
Fused Disc Sw	5%			2044	* *	5	#200		
Molded Case Bkrs	95%	·		2044	* *	5	\$300		
Wiring	1000/			2040	* *	1			
Thermoplastic	100%	1		2048	* *	1			
Motor Controllers	1000/			2041	* *	_	¢100		
Locally Mounted	100%	l		2041		5	\$100		
Ground									
Grounding Devices	1000/			LIEE	* *	_	¢200		
Generic	100%	<u> </u>		LIFE		5	\$200		
Lighting Interior Lighting									
Fluorescent	90%			2033	* *	10	\$11,400		
Tuorescent			res, Extent : Light,		fected · 100%	10	\$11,400		
	_		out The Building	111 ca 11jj	. 10070				
Elmanasant	5%		out the Buttung	2033	* *	10	\$600		
Fluorescent			res, Extent : Light,			10	\$600		
		s Ana Fixiu 1 : 3rd Floo		Areu Ajj	eciea . 10076				
			<i>r</i>	2022	* *	10	* 400		
Fluorescent	3%			2033		10	\$400		
			xtent : Light, Area	Affected	: 100%				
		ı : Staircase							
			oact Fluorescent L						
Fluorescent	1%			2023	\$1,600	10	\$100		
		-	ures, Extent : Mod	erate, Ar	ea Affected : 100%	ó .			
		n : Electrica	il Room						
Incandescent	1%	ı		2023	\$1,600	2			
Egress Lighting									
Emergency, Battery	50%			2033	* *	10	\$1,700		
Exit, LED	30%			2056	* *	1			
Exit, Service	20%	ı		2033	* *	1			
Exterior Lighting		·				_		_	
Incandescent	10%			2028	\$5,100	2			
No Component	90%	ı							

Alarm

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

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

Asset #: 13353

lectrical	Current Repair	Future Replac	ement	M	aintenance	
ystem Component Type	% of Fail Date Estima Total (Years)	ated Cost Year Estimat FY	ed Cost	Cycle (Yrs)	Estimated Cost	Priority
larm						
Security System						
No Component	30%					
Generic	70%	2033	* *	1	\$3,600	
	Other Observation, Extent: 1	Light, Area Affected : 100%				
	Location: Reading Areas, I	Hallways And Outside				
	Explanation: CCTV Survey	llance Cameras				
Fire/Smoke Detection						
Generic, Digital	100%	2033	* *	1-3	\$8,800	
	Other Observation, Extent:	Light, Area Affected : 100%				
	Location : Throughout The	Building				
	Explanation : Strobe Lights	, Manual Pull Stations, Alari	n Bells, S	Smoke De	tectors And Horns	

Mechanical	Cui	rrent Repair	Futur	e Replacement	М	aintenance	
System Component Type		Date Estimated Coears)	ost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating							
Energy Source	1000/		• • • • •	de de			
Natural Gas	100%		2038	**	1		
		tion, Extent : Severe,	Area Affecte	d: 1%			
	Location : Ba		. I 4 - J M -	out To Eloctoical C	4 1 D -		
Constant Emily	Explanation :	Notice: Gas Meter I	s Locatea Ne	xi 10 Electrical Co	ontrol Bo	ara	
Conversion Equipment Hot Water Boiler	100%		2026	¢114 600	1	\$6,800	
Hot water Boller		tion, Extent : Light, A		\$114,600	1	\$0,800	
		iion, Exieni . Ligni, A isement Boiler Room	пеи пујестеи	. 100/0			
	Explanation:						
Distribution	Explanation .	1 Onti					
Hot Wtr Piping/Pump	100% No	ow \$1,20	00 2027	\$23,200	4	\$700	
net war iping ramp		tion, Extent : Severe,			•	Ψ,00	
	Location : Ba		33				
	Explanation :	1 Out Of 2 Circulati	ing Pumps Is	Obsolete And Rus	ted. Repl	acement Needed.	
Terminal Devices		-					
Convector/Radiator	100%		2026	\$79,600	1	\$4,500	
Air Conditioning							
Energy Source							
Electricity	100%		2036	* *	1		
Conversion Equipment							
Exterior Pkg Unit -	100%		2028	\$120,400	2	\$800	
Cooling							
		nt, Extent : Light, Ar	ea Affected :	100%			
	Location: 4 U	•		1000/			
		tion, Extent : Light, A	1rea Affected	: 100%			
	Location : Ro	•					
Ventilation	Explanation :	4 Rooftop Units					

Ventılatıon

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

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

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$7,700	
Exhaust Fans								
Roof	100%			2028	\$24,700	2	\$400	
Plumbing								
H/C Water Piping								
Brass/Copper		Now	\$5,500	2038	**	1		
		-	k, Extent : Severe,					
	Location	: 1 Out Oj	f 2 Units Is Rusted.	Replace	ment Needed. Base	ement		
Water Heater							****	
Gas Fired	100%			2023	\$9,100	2	\$200	
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%	_		LIFE	**			
			Extent : Light, Area	Affected	! : 100%			
			nt To 3rd Floor					
	Explana	tion: 1 Un	it					
Fire Suppression								
Sprinkler								
No Component	60%			• • • •			04	
Generic	40%			2038	* *	1-2	\$1,500	
Fire Pump								
Generic	100%			2031	* *	1	\$2,600	
			evere, Area Affecte		n .			
	Location	: Replace	ment Has Been Sch	eduled. I	Basement			

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

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

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

Print Date: 12-Sep-2019 NEW YORK PUBLIC LIBRARY - FY 2020

Asset Name : 125TH STREET BRANCH LIBRARY
Address : 224 EAST 125TH ST. NEAR THIRD AVE.

Borough : MANHATTAN Agency's Number : O02

Area Sq Ft : 14,013 Project Type : NEW YORK PUBLIC LIBRARY

Date of Survey : 31-May-2017 Landmark Status : EXTERIOR LANDMARK

Areas Surveyed : Basement, Roof, Floors 1,2,3

Block : 1789 Lot : 37 BIN : 1054674

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$257,600	
Interior Architecture	\$157,600	
Electrical		\$71,400
Site Enclosure		\$102,000
Total	\$415,100	\$173,400
Importance Code A	\$257,600	
Importance Code B	\$79,600	\$173,400
Importance Code C	\$78,000	
Total	\$415,100	\$173,400

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$3,400		\$9,900	\$1,700
Interior Architecture	\$13,000		\$500	\$223,300
Electrical	\$1,500	\$1,300	\$14,400	\$1,500
Mechanical	\$4,000	\$3,700	\$2,900	\$4,000
Site Enclosure	\$10,200			
Site Pavements	\$32,700			
Total	\$64,700	\$5,000	\$27,700	\$230,400
Importance Code A	\$4,100	\$700	\$10,800	\$2,300
Importance Code B	\$59,600	\$4,300	\$16,900	\$228,100
Importance Code C	\$1,000			
Total	\$64,700	\$5,000	\$27,700	\$230,400



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

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

Asset #: 13354

rchitecture	C	current Re	pair	Futur	e Replacement	M	laintenance	
vstem Component Type		ail Date E Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
terior								
Exterior Walls								
Masonry: Brick	75%	_		LIFE	* *	5	\$21,100	
Masonry: Limestone		Now	\$98,200	LIFE	* *	5	\$5,300	
	-	_	xtent : Light, Ar	ea Affecto	ed : 5%			
	Location: 1		•		1664-1. 250/			
			Extent : Moderai	e, Area A	Ајјества : 25%			
**** 1	Location : 1	vorin (Sire	et) Facaae					
Windows Aluminum	42%]	Marr	\$50,500	2036	* *	: 5	\$1,000	
Aluminum			\$30,300 tent : Moderate,			5	\$1,000	
	-		tem : Moderate, le Of Windows T					
			: Moderate, Are	-				
	•		le Of Windows T	-				
Metal Louvers	5%			2031	* *	10	\$1,600	
Wood		2-4	\$92,800	2051	* *		\$1,000	2
Wood			\$92,800 Severe, Area Aff		00%	3	\$10,700	2
					On North And So	uth Facad	les	
			Moderate, Area .			um r acaa	.cs	
					On North And So	uth Facad	les	
Wood	10%		\$16,100	2053	* *		\$2,500	1
wood					Affected : 100%	3	\$2,300	1
	Location: 3	-						
Parapets			i ransom vi inaov	vs At Air	Handler Room			
			ransom winaov	vs At Air	Handler Room			
-	65%		ransom winaov		Handler Koom * *	: 5	\$800	
Masonry: Brick	65% Recent Repai	r Evident.		LIFE	* *	5	\$800	
-	Recent Repai		Extent : Light, A	LIFE	* *	5	\$800	
Masonry: Brick	Recent Repai	Throughou	Extent : Light, A	LIFE rea Affec	* *	3		
-	Recent Repair Location: 1	Throughou Now	Extent : Light, A t \$1,100	LIFE rea Affed LIFE	* * cted : 66%	3	\$800 \$200	
Masonry: Brick	Recent Repair Location : 1 10% I Junt Mortan M	Throughou Now Iiss/Erod, I	Extent : Light, A t \$1,100 Extent : Moderal	LIFE rea Affect LIFE te, Area A	* * ** cted : 66%	3		
Masonry: Brick	Recent Repair Location: To 10% If Junt Mortar Machine Location: It is a second control of the co	Throughou Now Iiss/Erod, I North, East	Extent : Light, A t \$1,100 Extent : Moderat t And West Faca	LIFE rea Affed LIFE te, Area A	* * cted : 66% * * Affected : 20%	3		
Masonry: Brick	Recent Repair Location: To 10% If Junt Mortar M Location: If Worn/Erodea	Throughou Now fiss/Erod, f North, East d, Extent : f	Extent : Light, A t \$1,100 Extent : Moderat t And West Faca Moderate, Area	LIFE rea Affed LIFE te, Area A	* * cted : 66% * * Affected : 20%	3		
Masonry: Brick Masonry: Limestone	Recent Repail Location: 1 10% 1 Jnt Mortar M Location: 1 Worn/Erodea Location: 0	Throughou Now fiss/Erod, f North, East d, Extent : f	Extent : Light, A t \$1,100 Extent : Moderat t And West Faca Moderate, Area	LIFE rea Affect LIFE re, Area A des Affected	* * cted : 66% * * Affected : 20%	5	\$200	
Masonry: Brick Masonry: Limestone Metal Panel	Recent Repair Location: 1 10% 1 Jnt Mortar M Location: 1 Worn/Erodea Location: 0 20%	Throughou Now fiss/Erod, I North, East d, Extent : I Coping Sto	Extent : Light, A t \$1,100 Extent : Moderat t And West Faca Moderate, Area nes	LIFE rea Affect LIFE de, Area A des Affected 2038	* * cted : 66% * * Affected : 20%	5 5	\$200 \$900	
Masonry: Brick Masonry: Limestone	Recent Repair Location: To 10% If 10% If Jnt Mortar M Location: If Worn/Erodea Location: Control of 10% If the second of 10% If the sec	Throughou Now fiss/Erod, I North, East I, Extent: I Coping Sto 0-2	Extent : Light, A t \$1,100 Extent : Moderat t And West Faca Moderate, Area nes \$800	LIFE rea Affect LIFE re, Area A des Affected 2038 LIFE	* * * * * * * * * * * * * * * * * * *	5 5	\$200	
Masonry: Brick Masonry: Limestone Metal Panel	Recent Repair Location: 7 10% I Jnt Mortar M Location: 1 Worn/Erodea Location: 0 20% 5% Worn/Erodea	Now Miss/Erod, I North, East d, Extent: I Coping Sto 0-2 d, Extent: I	Extent : Light, A t \$1,100 Extent : Moderat t And West Faca Moderate, Area nes \$800 Moderate, Area	LIFE rea Affect LIFE re, Area A des Affected 2038 LIFE	* * * * * * * * * * * * * * * * * * *	5 5	\$200 \$900	
Masonry: Brick Masonry: Limestone Metal Panel Slate	Recent Repair Location: To 10% If 10% If Jnt Mortar M Location: If Worn/Erodea Location: Control of 10% If the second of 10% If the sec	Now Miss/Erod, I North, East d, Extent: I Coping Sto 0-2 d, Extent: I	Extent : Light, A t \$1,100 Extent : Moderat t And West Faca Moderate, Area nes \$800 Moderate, Area	LIFE rea Affect LIFE re, Area A des Affected 2038 LIFE	* * * * * * * * * * * * * * * * * * *	5 5	\$200 \$900	
Masonry: Brick Masonry: Limestone Metal Panel	Recent Repair Location: 7 10% I Jnt Mortar M Location: 1 Worn/Erodea Location: 0 20% 5% Worn/Erodea	Now Miss/Erod, I North, East d, Extent: I Coping Sto 0-2 d, Extent: I	Extent : Light, A t \$1,100 Extent : Moderat t And West Faca Moderate, Area nes \$800 Moderate, Area	LIFE rea Affect LIFE re, Area A des Affected 2038 LIFE	* * * * * * * * * * * * * * * * * * *	5 5 5	\$200 \$900	

Interior

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

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

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority		
Interior										
Floors	5 00/			2024	#215 (00	2	#20.400			
Carpet	70%			2024	\$215,600	3	\$29,400			
Ceramic Tile	5%			2031	* *	5	\$1,000			
Vinyl Tile	15%	NI	\$70,600	2033	* *	3	\$1,600			
Wood	10%	Now	\$79,600	2068	ea Affected : 50%	5	\$2,000			
		_			eu Ajjecieu . 50% Old Custodial Apar	tmont				
			Extent : Moderate			imeni				
					ectea : 5076 Old Custodial Apar	·tment				
Interior Walls		. Reir Ojiii	a mi manarer no	om ma c	ora Custoatai Ilpai	imeni				
Ceramic Tile	5%			2031	* *	5	\$2,000			
Glass: Single Pane	5%			LIFE	* *	5	\$1,500			
Gypsum Board	15%			LIFE	* *	5	\$3,600			
Plaster	60%	4+	\$22,300	LIFE	* *	5	\$7,200			
	Cracking/0	Crumbling,		ea Affecti	ed : 15%		. ,			
	Location	Cracking/Crumbling, Extent: Light, Area Affected: 15% Location: 1st Floor Reading Area								
	Water Pen	etration, E	xtent : Light, Area	Affected	: 20%					
	Location	: 2nd Floo	r Reading Area A	nd Staff C	Offices					
Plaster	15%	Now	\$55,700	LIFE	* *	5	\$1,800			
	Broken/Mi	ssing Elem		lerate, Ar	ea Affected : 15%					
	Location : Retrofitted Air Handler Room And Old Custodial Apartment									
	Cracking/Crumbling, Extent: Moderate, Area Affected: 35%									
	Location	: Retrofitte	ed Air Handler Ro	om And C	Old Custodial Apar	tment				
			xtent : Moderate,							
	Location	: Retrofitte	ed Air Handler Ro	om And C	Old Custodial Apar	tment				
Ceilings										
AcousTile,Adhered	5%			2033	* *	5	\$1,100			
AcousTileSusp.Lay-In	5%			2041	* *	5	\$1,100			
Exposed Concrete	10%			LIFE	* *	5	\$300			
Gypsum Board	10%			LIFE	* *	5	\$2,600			
Plaster	60%	3.7	#2.2 00	LIFE	* *	5	\$7,900			
Plaster		Now	\$3,200	LIFE		5	\$1,300			
		_		ierate, Ar	ea Affected : 10%					
		U	out 3rd Floor	- 1 1	C4-1. 200/					
	_	rumoung, : Third Flo	Extent : Moderat	e, Area Aj	ijeciea : 20%					
			xtent : Moderate, .	Araa Affa	atad · 200/					
		: Third Fl		<i>Агеи Ајје</i>	ciea . 2070					
		. 1 mi u 1'l	<i>701</i>							
Sita Englasura	Location									
	Location									
Fence/Gates				2048	* *					
Chain Link	100%			2048	* *					
Fence/Gates Chain Link Retaining Walls	100%	2-4	\$10.200							
Fence/Gates Chain Link	100%	2-4 Miss/Eroc	\$10,200 l, Extent : Modera	2028	\$102,000					
Fence/Gates Chain Link Retaining Walls	100% 100% <i>Jnt Mortar</i>	Miss/Eroc	-	2028	\$102,000					
Fence/Gates Chain Link Retaining Walls	100% 100% Jnt Mortar Location	Miss/Erod : Rear Yai	l, Extent : Modera	2028 te, Area A	\$102,000 Affected : 25%					

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

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

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

Asset #: 13354

Architecture		Current Rep	air	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date Es (Years)	stimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2041	* *			
Activity Yard								
Cast in Place Concrete	100%	Now	\$32,700	2048	* *			
	Sinking/Su	bsiding, Exten	at : Severe, Area	ı Affected	d : 25%			
	Location	: Rear Yard						
	Tripping H	lazard, Extent	: Severe, Area	Affected	: 35%			
	Location	: Rear Yard						

Electrical	Current Repair	Future	Replacement	М	aintenance				
System Component Type	% of Fail Date Estimated C Total (Years)	ost Year F FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority			
Under 600 Volts									
Service Equipment									
Molded Case Bkrs	100%	2028	\$1,700	5	\$400				
	Other Observation, Extent: Moderate, Area Affected: 100%								
	Location : Electrical Room								
	Explanation: Main Service Disco Amperes.	nnect Switch In	a The Switchboar	d And Ro	ated At 400				
Switchgear / Switchboard									
Molded Case Bkrs	100%	2028	\$37,200	5	\$400				
	Other Observation, Extent: Modera	ate, Area Affect	ted: 100%						
	Location : Electrical Room								
	Explanation: 1- Vertical Sections	,							
Raceway									
Conduit	95%	2028	\$34,300	1					
Conduit	5%	2048	* *	1					
Panelboards									
Fused Disc Sw	5%	2027	\$900	5					
Molded Case Bkrs	25%	2044	* *	5	\$100				
Molded Case Bkrs	70%	2027	\$12,000	5	\$300				
Wiring									
Thermoplastic	25%	2048	* *	1					
Thermoplastic	75%	2028	\$23,900	1					
Motor Controllers			-						
Locally Mounted	80%	2026	\$27,800	5	\$100				
Locally Mounted	20%	2041	* *	5					
Ground									
Grounding Devices									
Generic	100%	LIFE	* *	5	\$200				

Lighting

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

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

Asset #: 13354

Electrical	Current Repair	Future R	uture Replacement Maintenance		Maintenance	
System Component Type	% of Fail Date Estimated Co Total (Years)	ost Year Es FY	timated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting						
Interior Lighting						
Fluorescent	80%	2033	**	10	\$10,300	
	T-5 Lamps And Fixtures, Extent : La Location : Reading Areas	ight, Area Affecte	ed : 100%			
Fluorescent	15%	2033	* *	10	\$1,900	
	T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%					
	Location: Offices And Basement					
Fluorescent	5%	2033	* *	10	\$600	
	Compact Fluorescent Light, Extent Location: Basement	: Light, Area Affe	ected : 100%		2600	
Egress Lighting						
Emergency, Battery	50%	2028	\$10,900	10	\$1,700	
Exit, LED	20%	2043	* *	1		
Exit, Service	30%	2028	\$700	1		
Exterior Lighting						
HID	20%	2028	\$12,200	10		
No Component	80%					
Alarm						
Security System	2007					
No Component	30%	2026	* *	1	#2.700	
Generic	70%	2036		1	\$3,700	
	Other Observation, Extent : Light, A Location : Reading Areas, Hallwa)0%				
	Explanation: CCTV Surveillance	veillance Cameras				
Fire/Smoke Detection						
Generic, Digital	100%	2036	* *	1-3	\$8,900	
	Other Observation, Extent : Light, A		00%			
	Location : Throughout The Buildin	· ·				
	Explanation : Strobe Lights, Mani	ual Pull Stations,	Alarm Bells, S	Smoke De	tectors And Horns	

Mechanical	Current Repair	Future Rep	lacement	М	aintenance	
System Component Type	% of Fail Date Estimate Total (Years)	d Cost Year Estin	nated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating						
Energy Source						
Natural Gas	100%	2048	* *	1		
	Other Observation, Extent : Liga	ht, Area Affected : 100	%			
	Location : In Vault					
	Explanation : Old Oil Tank Is	Still Present				
Conversion Equipment						
Hot Water Boiler	100%	2045	* *	1	\$6,900	
	Other Observation, Extent : Liga	ht, Area Affected : 100	%			
	Location : Basement					
	Explanation: 1 Unit					
Distribution						
Hot Wtr Piping/Pump	100%	2036	* *	4	\$700	

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

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

Asset #: 13354

Mechanical	Current Repair		Futur	e Replacement	Maintenance			
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Heating								
Terminal Devices								
Convector/Radiator	100%		2033	* *	1	\$4,500		
Air Conditioning								
Energy Source								
Electricity	100%		2036	* *	1			
Conversion Equipment Reciprocating Compr/Chiller	90%		2036	* *	1	\$5,900		
		ervation, Extent : Light, Area						
		: 2 Units In Back Yard, 1 Un	it On Ro	of				
		tion: 3 Units. R-410a						
No Component	10%							
Terminal Devices								
Air Handler/Dir	90%		2036	* *	1			
Expansion	100/							
No Component	10%							
Heat Rejection	000/		2026	* *	2	Φ0.000		
Air Cooled Condenser	90%		2036	* *	2	\$8,800		
Unit No Component	10%							
Ventilation	1070							
Distribution								
Ductwork/Diffusers	80%		LIFE	* *	2-5	\$6,300		
Ductwork/Diffusers	20%		LIFE	* *	2-5	\$1,600		
Exhaust Fans						+ ,		
Interior	100%		2036	* *	2	\$400		
Plumbing						•		
H/C Water Piping								
Brass/Copper	100%		2038	* *	1			
Water Heater								
Gas Fired	100%		2027	\$9,200	2	\$200		
Sanitary Piping								
Cast Iron	Blockage	Now \$2,200 /Clogged, Extent : Moderate, a : Water Backs Up In Baseme			1			
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
No Component	80%							
Generic	20%		2038	* *	1-2	\$800		

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

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

Print Date: 12-Sep-2019 NEW YORK PUBLIC LIBRARY - FY 2020

Asset Name : 67TH STREET BRANCH LIBRARY
Address : 328 EAST 67TH ST. @SECOND AVE.

Borough : MANHATTAN Agency's Number : S04

Area Sq Ft : 16,482 Project Type : NEW YORK PUBLIC LIBRARY

Date of Survey : 23-May-2017 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors LL,1,2,3

Block : 1441 Lot : 38 BIN : 1044749

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$272,500	
Interior Architecture	\$173,600	
Electrical	\$3,500	
Mechanical	\$143,100	\$37,800
Total	\$592,700	\$37,800
Importance Code A	\$272,500	\$37,800
Importance Code B	\$320,200	
Total	\$592,700	\$37,800

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$19,800		\$1,400	\$1,500
Interior Architecture	\$29,600			\$800
Electrical	\$12,000	\$1,500	\$18,700	\$2,100
Mechanical	\$21,400	\$1,100	\$85,700	\$1,200
Site Enclosure	\$5,700			
Site Pavements	\$5,100			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$97,400	\$6,600	\$109,700	\$9,600
Importance Code A	\$20,600	\$800	\$29,100	\$2,400
Importance Code B	\$68,800	\$5,700	\$80,600	\$7,200
Importance Code C	\$8,100			
Total	\$97,400	\$6,600	\$109,700	\$9,600



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

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

Asset #: 13366

chitecture		Current Re	pair	Futur	e Replacement	M	aintenance	
tem Component Type	% of Total	Fail Date 1 (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
erior								
Exterior Walls	600/	3.7	#0 2 000		* *	_	#0. 5 00	
Masonry: Brick		Now Miss/Frod	\$82,900 Extent: Light A	LIFE rea Affec		5	\$8,700	
	Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 20% Location : South Facade							
	Painted Surfaces, Extent: Moderate, Area Affected: 50% Location: Rear Facade							
			t : Moderate, Are ar) Facade Betwe					
		etration, Ext : South (Red	ent : Moderate, A ur) Facade	1rea Affe	cted : 15%			
Masonry: Granite	5%			LIFE	* *	5	\$500	
Masonry: Limestone	25%			LIFE	* *	5	\$2,700	
Metal Panel	5%			2038	* *	5-10	\$5,000	
Slate Panels	2%	Now	\$16,000	LIFE	* *	5	\$200	
			erate, Area Affect Ells - South Facad		ó			
Window Wall	Dry Rot/D	•	\$38,500 : Severe, Area Aj	-		5	\$800	
	Location	: Window Ti	rims - North (Stre	et) Faça	de			
Windows								
Aluminum	80%			2044	* *	5	\$3,100	
Wood	20%			2036	* *	5	\$7,700	
Parapets								
Masonry: Brick	85%			LIFE	* *	5	\$700	
Masonry: Limestone	5%			LIFE	* *	5	\$100	
Masonry: Limestone	10%			LIFE	* *	5	\$100	
Roof	1000/	2.4	Φ151 100	2020	* *			2
Modified Bitumen	100%	2-4	\$151,100	2038	* *			2
	Blisters, Extent: Severe, Area Affected: 20%							
	Location: Throughout Seams Open/Split, Extent: Moderate, Area Affected: 10% Location: Throughout							
	Location: Throughout Water Penetration, Extent: Severe, Area Affected: 20% Location: Within Old Penthouse Apartment And 3rd Floor Main Roof Worn/Eroded, Extent: Moderate, Area Affected: 25%							

Interior

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

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

Asset #: 13366

Architecture	Curi	ent Repair	Futur	e Replacement	Maintenance			
System Component Type	% of Fail 1 Total (Yea	Date Estimated Cost ars)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Interior								
Floors	100/ 0.7	eo 700	LIEE	* *	5	\$5.400		
Cast in Place Concrete	10% 0-2	2 \$2,700 on, Extent: Moderate,	LIFE		5	\$5,400		
		on, Extent . Moderate, ving Through Basemen						
Ceramic Tile	3%		2031	* *	5	\$700		
Marble Panels	5% No	w \$18,900	LIFE	* *	5	\$900		
	Cracking/Crumb Location : At I	bling, Extent : Moderat Entrance	e, Area A	ffected : 25%				
Terrazzo	5%		LIFE	* *	5	\$1,000		
Vinyl Tile	25%		2033	* *	3	\$3,100		
Wood	47% No	. ,	2043	* *	5	\$10,900		
		nish, Extent : Moderate oughout 1st, 2nd And 3						
Wood	5% No	w \$43,000	2068	* *	5	\$1,200		
		Elements, Extent : Seve		Affected : 25%	-	¥-,		
		Extent : Severe, Area A	Affected :	25%				
Interior Walls								
Ceramic Tile	5%		2031	* *	5	\$800		
Glass: Single Pane	2%		LIFE	* *	5	\$200		
Gypsum Board	15%		LIFE	* *	5	\$1,400		
Marble Panels	3%		LIFE	* *				
Plaster	65%		LIFE	* *	5	\$2,900		
Plaster	5% No	. ,	LIFE	* *	5	\$200		
	Broken/Missing Elements, Extent : Severe, Area Affected : 25% Location : Old Apartment							
	Loose/Delam Surface, Extent : Severe, Area Affected : 50%							
	Location : Old	Apartment						
Wood	5%		LIFE	* *	5	\$3,000		
Ceilings								
Plaster	95% No		LIFE	**	5	\$14,600		
		on, Extent : Severe, Are						
		Floor Computer Room						
Plaster	5% No	. ,	LIFE	**	5	\$800		
	Broken/Missing Elements, Extent : Severe, Area Affected : 25% Location : Old Apartment							
	Loose/Delam Surface, Extent : Severe, Area Affected : 50% Location : Old Apartment							
		Aparimeni on, Extent : Moderate,	Area Affa	octad · 200/				
	Location : Old		<i>Аге</i> и Ајје	ciea . 2076				
Site Enclosure								
Fence/Gates								
Chain Link	50%		2038	* *				
Iron Picket	50%		2048	* *				

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

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

Asset #: 13366

Architecture	Current l	Repair	Future	Replacement	М	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year I FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Enclosure							
Retaining Walls							
Masonry: Brick	50% 0-2	\$4,400	2038	* *			
	Misaligned/Bulging,		Area Affe	cted : 25%			
	Location : Rear Ya	rd					
Masonry: Fieldstone	50% Now	\$1,300	2038	* *			
	Jnt Mortar Miss/Ero	d, Extent : Moderai	te, Area A <u>f</u>	fected : 20%			
	Location : At Front	Areaway					
	Other Observation, E	Extent : Light, Area	Affected:	100%			
	Location : Main En	trance And Areawo	ay				
	Explanation: Comp	ponent Actually Gr	anite Pane	els			
Site Pavements Public Sidewalk							
Cast in Place Concrete	100%		2041	* *			
On-Site Walkways							
Cast in Place Concrete	40%		2041	* *			
	Other Observation, E	Extent : Light, Area	Affected:	100%			
	Location : Street Fo	acade					
	Explanation: Ramp	o To Main Entrance	е				
Masonry: Granite	60% Now	\$1,300	LIFE	* *			
•	Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 30%						
	Location : Main En	try Landing, Ramp	And Stair	S			
Activity Yard							
Cast in Place Concrete	100% 2-4	\$3,800	2033	* *			
	Cracking/Crumbling,	Extent : Moderate	, Area Affe	ected : 25%			
	Location : Rear Ya	rd					

lectrical	Current Repair	Future	Replacement	М	aintenance	
vstem Component Type	% of Fail Date Estimated Cos Total (Years)	t Year I FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nder 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2048	* *	5	\$100	
	Other Observation, Extent : Light, Ar	ea Affected :	100%			
	Location : Electrical Room					
	Explanation : Main Service Switch I	Rated At 800	Amperes			
Switchgear / Switchboard	-		-			
Fused Disc Sw	100%	2048	* *	5	\$100	
	Other Observation, Extent : Light, Ar Location : Electrical Room	ea Affected :	100%			
D	Explanation: 1- Vertical Section					
Raceway	500/	2020	017 600	1		
Conduit	50%	2028	\$16,600	1		
Conduit	50%	2048	* *	1		
Panelboards						
Fused Disc Sw	2%	2044	* *	5		
Molded Case Bkrs	98%	2044	* *	5	\$400	

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

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

Asset #: 13366

Electrical	Current Repair	Future Replacement	Maintenance				
System Component	% of Fail Date Estimated		-	Estimated Cost	Priority		
Туре	Total (Years)	FY	(Yrs)				
Under 600 Volts	•	.					
Wiring							
Thermoplastic	70%	2048 **	1				
Thermoplastic	30%	2028 \$8,800	1				
Motor Controllers							
Locally Mounted	80%	2041 **	5	\$100			
Locally Mounted	20%	2033 **	5				
Ground							
Grounding Devices	1000/ 41 010	100 LIEE **	_	#200			
Generic	100% 4+ \$10,		5	\$200			
	Other Observation, Extent : Mode Location : Basement	erate, Area Affectea : 100%					
	Explanation : Corroded						
Lighting	Explanation . Corroaca						
Interior Lighting							
Fluorescent	82%	2033 **	10	\$12,400			
	Other Observation, Extent : Light			, ,			
	Location : Throughout The Build	ding					
	Explanation : Compact Fluorese	cent Light Fixtures					
Fluorescent	12%	2033 **	10	\$1,800			
	T-5 Lamps And Fixtures, Extent:	Light, Area Affected : 100%					
	Location: Staircases						
Fluorescent	4%	2033 **	10	\$600			
	T-8 Lamps And Fixtures, Extent:	Light, Area Affected : 100%					
	Location: Offices						
Fluorescent	2%	2023 \$3,500	10	\$300			
	T-12 Lamps And Fixtures, Extent	: Moderate, Area Affected : 100%	6				
	Location: Basement						
Egress Lighting							
Emergency, Battery	50%	2033 **	10	\$2,000			
Exit, LED	50%	2056 **	1				
Exterior Lighting							
HID	10%	2028 \$6,600	10				
Incandescent	10%	2028 \$5,600	2				
No Component	80%						
Alarm							
Security System Generic	100%	2033 **	1	\$6,200			
Generic			1	\$0,200			
	Other Observation, Extent : Light, Area Affected : 100% Location : Throughout The Building						
	Explanation : CCTV Surveilland	· ·					
Fire/Smoke Detection							
Generic, Digital	100%	2033 **	1-3	\$10,500			
, 2	Other Observation, Extent : Light						
	Location : Throughout The Build						
	Explanation: Strobe Lights, Ma	nual Pull Stations, Alarm Bells, S	Smoke De	etectors And Horns			

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

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

Asset #: 13366

Mechanical		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating					•			•
Energy Source								
Natural Gas	100%			2038	* *	1		
Conversion Equipment								
Furnace	Leak Evid	: Connecti ervation, E	\$500 : Severe, Area Affo ion Between The G extent : Light, Area	as Pipe	And The Unit, Roof	1	\$5,100	
		· ·	oftop Package Unit	'c				
Hot Water Boiler	30% Other Obs	ervation, E	xtent : Light, Area tt Boiler Room	2026	\$37,800	1	\$2,400	
Distribution	Ехріана	ion . 1 Oni	<u>t</u>					
Hot Wtr Piping/Pump	Corroded,		\$400 evere, Area Affecte ating Pump, Boiler		\$7,600	4	\$200	
No Component	70%							
Terminal Devices Convector/Radiator No Component	30% 70%			2026	\$26,200	1	\$1,600	
Air Conditioning								
Energy Source Electricity	100%			2036	* *	1		
Conversion Equipment Ext Pkg Unit - Heating/Cooling	70%	0-2	\$143,100	2038	* *	2	\$600	
Split Unit	Location Other Obs Location Explana 10%	: 4 Units, ervation, E : Roof tion: 4 Def	Extent : Light, Area Sective Rooftop Pac \$10,500	Affected kage Un 2028	its \$34,900			
	Location	: 2 Units, gerant, Ext	t : Moderate, Area Roof ent : Light, Area A					
No Component	20%			-				
Terminal Devices Fan Coil - 2 Pipe No Component	10% 90%			2023	\$24,900	1	\$500	
Heat Rejection Evaporative Condenser No Component	10% 90%			2023	\$4,100	2	\$1,200	

Ventilation

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

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

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation								
Distribution								
Ductwork/Diffusers	100%		\$7,500	LIFE	* *	2-5	\$9,200	
		eriorating, : Various	Extent : Moderate,	Area Af	fected : 10%			
Enhand Fana	Location	. various	Locuitons					
Exhaust Fans Roof	100%			2023	¢27 100	2	\$500	
	100%			2023	\$27,100	2	\$300	
Plumbing								
H/C Water Piping	1000/			2020	* *	1		
Brass/Copper	100%			2038		1		
Water Heater	1000/			2026	¢10,000	2	¢200	
Gas Fired	100%			2026	\$10,000	2	\$200	
Sanitary Piping	1000/			LIEE	* *	1		
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping	1000/	3.7	#1 =0 0		* *			
Cast Iron		Now	\$1,700	LIFE		1		
	Blockage /Clogged, Extent : Severe, Area Affected : 5%							
	Location	: Basemen	at .					
Sump Pump(s)								
Non-Submersible	100%			2028	\$2,500	4	\$300	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
	Other Observation, Extent : Light, Area Affected : 100%							
	Location	: Basemen	t- 3rd Floor					
	Explana	tion : 1 Uni	it.					

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

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

Print Date: 12-Sep-2019 NEW YORK PUBLIC LIBRARY - FY 2020

Asset Name : 96TH STREET BRANCH LIBRARY
Address : 112 EAST 96TH ST. NEAR PARK AVE.

Borough : MANHATTAN Agency's Number : N02

Area Sq Ft : 13,615 Project Type : NEW YORK PUBLIC LIBRARY

Date of Survey : 28-Mar-2016 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,2,3

Block : 1524 Lot : 64 BIN : 1048501

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$142,000	
Interior Architecture		\$55,700
Electrical	\$119,300	\$79,300
Total	\$261,300	\$135,100
Importance Code A	\$142,000	
Importance Code B	\$119,300	\$135,100
Total	\$261,300	\$135,100

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$24,900			
Interior Architecture	\$5,600		\$173,500	\$800
Electrical	\$9,200	\$18,400	\$300	\$300
Mechanical	\$2,400	\$3,400	\$3,600	\$2,000
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$46,100	\$25,800	\$181,300	\$7,000
Importance Code A	\$25,500	\$700	\$700	\$700
Importance Code B	\$15,700	\$25,100	\$180,600	\$6,300
Importance Code C	\$4,900			



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

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

Asset #: 13352

Architecture	Current Repair		Future Replacement		Maintenance		
System Component Type	% of Fail Date Es Total (Years)	stimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
xterior							
Exterior Walls	(50/ 2.4	¢69.200	LIEE	* *	_	¢21 400	
Masonry: Brick	65% 2-4 Vegetation Growth, Exte Location : Rear Facad		LIFE Area Affe	cted: 35%	5	\$21,400	
	Worn/Eroded, Extent : M Location : Various Loc	Ioderate, Area A		20%			
M I '				* *	-	¢0.700	
Masonry: Limestone	35% 0-2 Staining/Discoloring, Ex Location : Street Facad		LIFE , Area A <u>f</u>		5	\$8,600	
Windows							
Aluminum	30%		2035	* *	5	\$1,500	
	Other Observation, Exte Location: Rear Windo	ws					
	Explanation : Protective	ve Metal Grilles	And Doi	ıble Set Of Windov	NS.		
Wood	70% 0-2	\$13,900	2035	* *	5	\$17,500	
	Dry Rot/Decay, Extent:	Moderate, Area	Affected	! : 25%			
	Location : Street Facad	de					
	Misaligned/Bulging, Ext	ent : Moderate,	Area Aff	ected : 20%			
	Location : Street Facad	de					
Parapets							
Masonry: Brick	55% Now	\$11,000	LIFE	* *	5	\$600	
	Diagonal Cracks, Extent Location : At Corners	t : Moderate, Ar	ea Affect	ed : 15%			
	Jnt Mortar Miss/Erod, E Location : Throughout		ea Affect	ed : 50%			
	Misaligned/Bulging, Ext Location: Throughout		Area Aff	ected : 25%			
	Worn/Eroded, Extent : N Location : Throughout		Affected :	35%			
Masonry: Granite	10%		LIFE	* *	5	\$100	
Masonry: Limestone	35%		LIFE	* *	5	\$500	
Roof							
Built-Up (BUR)	90%		2035	* *	10	\$8,800	
	Recent Replace Evident, Location : Main Roof	Extent: Light, 2	Area Affe	ected : 100%			
Skylight, Metal/Glass	5%		2037	* *	10	\$1,600	
Sloped Glazing	5%		LIFE	* *	5	\$6,500	
terior							
Floors							
Carpet	60%		2023	\$167,300	3	\$18,600	
Marble Panels	8%		LIFE	* *	5	\$1,200	
Terrazzo	2%		LIFE	* *	5	\$300	
Vinyl Tile	30%		2027	\$55,700	3	\$3,100	

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

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

Asset #: 13352

Architecture	Current Repair	Future Replacement	N	Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cos FY	t Cycle (Yrs)	Estimated Cost	Priority
Interior Interior Walls Plaster	100% 4+ \$4,900 Cracking/Crumbling, Extent : Light, A. Location : Stairwell		* 5	\$8,600	
Ceilings Plaster	100%	LIFE *	* 5	\$12,900	

Electrical	Cur	rent Repair	Futur	e Replacement	M	aintenance	
System Component Type		Date Estimated Cost ears)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Inder 600 Volts							
Service Equipment							
Fused Disc Sw	100%		2027	\$1,600	5	\$100	
		ion, Extent : Moderate, A	Area Affe	ected : 100%			
	Location : Ele						
	Explanation:	One 800 Ampere Main I	Disconne	ect Switch			
Switchgear / Switchboard							
Fused Disc Sw	100%		2027	\$34,200	5	\$100	
Raceway							
Conduit	100%		2027	\$33,200	1		
Panelboards							
Fused Disc Sw	5%		2026	\$800	5		
Molded Case Bkrs	95%		2026	\$15,000	5	\$300	
Wiring							
Braided Cloth	30% 2-	4 \$8,800	2052	* *	1		
	Insulation Agea	l, Extent : Moderate, Are	a Affecte	ed : 100%			
	Location: The	roughout					
Thermoplastic	70%		2027	\$20,500	1		
Motor Controllers							
Locally Mounted	100%		2025	\$32,000	5	\$100	
Ground							
Grounding Devices							
Generic	100%		LIFE	* *	5	\$200	
- Lighting							
Interior Lighting							
Fluorescent	50%		2027	\$72,100	10	\$6,200	
	Other Observat	ion, Extent : Light, Area	Affected	! : 100%			
	Location: The	roughout The Building					
	Explanation:	Using T-8 Lamps					
Fluorescent	45%		2022	\$64,900	10	\$5,600	
Thoreseem		ion, Extent : Light, Area		·	10	ψ2,000	
	Location : Th		,,,				
		Using T-12 Lamps					
Fluorescent	5%		2027	\$7.200	10	\$600	
Fuorescent	-	escent Light, Extent : Mo		* . ,		\$000	
	•	esceni Ligni, Extent . Mc Ilway And Staircases	ueruie, 1	пси лујестви . 100	// 0		

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

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

Asset #: 13352

Electrical		Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting							
Egress Lighting							
Emergency, Battery	50%		2022	\$9,700	10	\$1,600	
Exit, Service	50%		2022	\$1,000	1		
Exterior Lighting							
HID	100%		2022	\$54,400	10		
Alarm							
Security System							
No Component	80%						
Generic	20%		2037	* *	1	\$1,000	
Fire/Smoke Detection							
No Component	80%						
Generic, Digital	20%		2037	* *	1-3	\$1,700	

Mechanical	Curr	ent Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Fail I Total (Yea	Date Estimated Cost rs)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating							
Energy Source Natural Gas	100%		2047	* *	1		
Conversion Equipment Hot Water Boiler	100%	Evident, Extent : Light,	2047	* *	1	\$6,700	
	Location : Base	-	Areu Ајје	eciea . 100%			
Distribution	200411011 1 2435						
Hot Wtr Piping/Pump	100%		2043	* *	4	\$700	
Terminal Devices Convector/Radiator	100%		2040	* *	1	\$4,400	
Air Conditioning							
Energy Source Electricity	100%		2043	* *	1		
Conversion Equipment Exterior Pkg Unit - Cooling	100%		2037	* *	2	\$800	
Cooming	Other Observation Location: Roo	on, Extent : Light, Area f	Affected	: 100%			
	Explanation : 4	Units, Refrigerant 410)a				
Ventilation Distribution							
Ductwork/Diffusers	100%		LIFE	* *	2-5	\$7,600	
Exhaust Fans Roof	100%		2037	* *	2	\$400	
Plumbing							
H/C Water Piping Galvanized Steel	100%		2040	* *	1		
Water Heater Electric	100%		2027	\$11,900	4	\$100	

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

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

Mechanical	Current Repai	r Future	Future Replacement		Maintenance		
System Component Type	% of Fail Date Esti Total (Years)	mated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Plumbing							
Sanitary Piping							
Cast Iron	100%	LIFE	* *	1			
Storm Drain Piping							
Cast Iron	100%	LIFE	* *	1			
Sump Pump(s)							
Non-Submersible	100%	2032	* *	4	\$300		
Fixtures							
Generic	100%						
Vertical Transport							
Elevators							
Hydraulic	100%	LIFE	* *				
		Other Observation, Extent: Light, Area Affected: 100% Location: Basement To 3rd Floor Employation: L. Unit					
Fire Suppression							
Standpipe							
Generic	100%	2057	* *	1-5	\$7,100		
Sprinkler						_	
Generic	100%	2057	* *	1-2	\$3,800		

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

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

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Print Date: 12-Sep-2019 NEW YORK PUBLIC LIBRARY - FY 2020

Asset Name : AGUILAR BRANCH LIBRARY

Address : 174 EAST 110TH ST. NEAR THIRD AVE.

Borough : MANHATTAN Agency's Number : A01

Area Sq Ft : 14,038 Project Type : NEW YORK PUBLIC LIBRARY

Date of Survey : 31-May-2017 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,2,3

Block : 1637 Lot : 141 BIN : 1052167

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$44,600	
Electrical	\$14,900	
Mechanical		\$37,200
Site Enclosure		\$77,900
Total	\$59,500	\$115,100
Importance Code A	\$44,600	
Importance Code B	\$14,900	\$115,100
Total	\$59,500	\$115,100

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$135,900		\$400	
Interior Architecture	\$108,300	\$500	\$5,300	\$2,000
Electrical	\$4,500	\$1,200	\$14,100	\$1,400
Mechanical	\$2,600	\$3,800	\$13,900	\$4,200
Site Enclosure	\$8,100			
Site Pavements	\$5,400			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$268,700	\$9,500	\$37,600	\$11,500
Importance Code A	\$136,600	\$700	\$1,100	\$700
Importance Code B	\$114,300	\$8,800	\$36,500	\$10,800
Importance Code C	\$17,900			
Total	\$268,700	\$9,500	\$37,600	\$11,500



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

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

Architecture	Current Repair	Future Replacement	Maintenance						
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority					
Exterior									
Exterior Walls									
Cast Iron	12% 0-2 \$21,600	LIFE **							
	Corrosion/Rusting, Extent : Light, Area Location : Street Facade At Main Enti								
	Other Observation, Extent: Moderate, 2								
	Location : Front Facade	Area Affectea . 10076							
	Explanation: Painted Finish Resembl	as Rronza							
Masonry: Brick	68% Now \$44,600	LIFE **	5 \$7,000						
Masonry: Brick	Broken/Missing Elements, Extent: Mod	LIFL	3 \$7,000						
	Location: Rear Facade	eraic, mea myeciea . 1070							
	Diagonal Cracks, Extent : Moderate, Ar	ea Affected · 20%							
	Location: Rear Facade	2070							
	Loose Units, Extent : Severe, Area Affec	ted : 10%							
	Location : At Wall Penetrations Of Fan Room - 3rd Floor Deck, Rear Facade								
	Misaligned/Bulging, Extent: Moderate,								
	Location: Rear Facade								
	Spalling, Extent : Moderate, Area Affect	ted : 10%							
	Location: Rear Facade								
	Vertical Cracks, Extent : Moderate, Are	a Affected : 10%							
	Location : Rear Facade								
Masonry: Limestone	18% 2-4 \$23,700	LIFE **	5 \$1,400						
	Broken/Missing Elements, Extent: Mod	-							
	Location: At Both Sides Of Front Ent.	rance Steps							
	Worn/Eroded, Extent : Severe, Area Aff								
	Location: At Both Sides Of Front Ent.	rance Steps							
Stucco Cement	2% Now \$600	2033 **	5 \$300						
	Diagonal Cracks, Extent : Moderate, Ar	ea Affected : 5%							
	Location: Penthouse Apartment								
	Spalling, Extent: Moderate, Area Affected: 10%								
	Location: Chimney								
	Other Observation, Extent: Moderate, A	Area Affected : 100%							
	Location: Chimney								
	Explanation : Stucco Over Brick								

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

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

Asset #: 13323

chitecture		Current F	Repair	Futui	e Replacement	M		
tem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
erior								
Windows	7.40/	3.7	#24.500	2044	יו יו	-	Ø1 400	
Aluminum	Ctrwt/Bali	Now nc Not Fund e : Second F	\$24,500 ct, Extent : Light, A Eloor	2044 Area Affe	* * cted : 15%	5	\$1,400	
Metal Clad	8% Deteriora	0-2 ted Finish	\$16,400 Extent : Moderate,	2053 Area At	* * fected : 50%	5	\$900	
			cade At Third Floo					
	Thermally Location Unit Inope	Inefficient, : Rear Fac erable, Exte	Extent : Moderate cade At Third Floo nt : Moderate, Are	e, Area A r Apartn ea Affecto	ffected : 100% nent And Stairwell ed : 100%			
			cade At Third Floo					
Metal Louvers		_	\$9,400 ents, Extent : Ligh out Mechanical Pe		* * ffected : 10%			
Wood	Broken/Mi	_	\$11,100 ents, Extent : Mod At 2nd Floor Stor			5	\$1,900	
			Extent : Moderate,	-				
			At 2nd Floor Stor					
			Extent : Moderate	-				
	-		At 2nd Floor Stor		•			
	Split/Crac	ked, Extent	: Moderate, Area	Affected	: 50%			
	Location	: Windows	At 2nd Floor Stor	y Hour I	Room			
Parapets								
Cast Stone/Terra Cotta	5%			LIFE	* *	5	\$700	
Masonry: Brick	45%	3.7	Φ. 7. 1.0.0	LIFE	* *	5	\$900	
Masonry: Brick			\$7,100 l, Extent : Moderai			5	\$600	
			cade - Upper And I		-			
			derate, Area Affect cade - Upper And I					
Metal Panel	10%			2038	* *	5	\$700	
Metal: Cage/Fence	10% Corrosion		\$400 xtent : Light, Area	2041	* *	5	\$600	
	Other Obs		xtent : Moderate, 2	Area Affe	ected : 100%			
		: Along Si tion : These		iers To l	Prevent Access Fro	m Adioiv	nino Ruildinos	
Roof	Блрини	These	In e Security Burr	WIS 101	. evem necess 170	11ajoii	ms Danames	
Modified Bitumen	Location	: Third Flo	\$21,000 lerate, Area Affecto oor Roof at: Moderate, Area		* * d · 10%			
			al Roof - 3rd Floo		. 10/0			

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

Estimates are rounded to the nearest hundred dollars.

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

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

Architecture	Current Repair	Future Re	Future Replacement		Maintenance				
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Esti FY	imated Cost	Cycle (Yrs)	Estimated Cost	Priority			
Interior Floors									
Carpet	50%	2029	\$141,900	3	\$15,800				
Carper	Recent Replace Evident, Extent : Light Location : First And Second Floors			3	\$13,000				
Carpet	15% 4+ \$42,600 Staining/Discoloring, Extent: Modera Location: Multipurpose Room Worn/Eroded, Extent: Moderate, Area Location: Multipurpose Room			3	\$4,700				
Ceramic Tile	5%	2037	* *	5	\$1,100				
Glass Block	2% Now \$1,700	2043	* *	1	ψ1,100				
	Broken/Missing Elements, Extent : Mo Location : Balcony At Main Reading	derate, Area Aj	ffected : 5%						
Vinyl Tile	15% 2-4 \$2,800 Cracking/Crumbling, Extent : Light, A Location : Throughout	2033 rea Affected : I	**	3	\$1,200				
Wood	13% Now \$28,600 Broken/Missing Elements, Extent: Sev Location: Old Custodial Apartment Loose/Miss Fasteners, Extent: Modera Location: Wood Stair At Back Of Bu	ate, Area Affect	ted : 10%	5 rtment	\$2,600				
	Split/Cracked, Extent : Moderate, Area Affected : 25% Location : Old Custodial Apartment								
	Worn/Eroded, Extent : Severe, Area Affected : 25% Location : Old Custodial Apartment								
	Other Observation, Extent : Moderate, Location : Back Of Building Up To C								
	Explanation: Creaking Wood Stair								

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

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

Asset #: 13323

Architecture	Current Repair		Futur	Future Replacement		laintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls	5 0/	2.4	45.50 0	2025	ماد ماد		Φ.5.0.0	
Ceramic Tile		2-4 Crumbling, : Staff Bat	\$5,700 Extent : Moderate hrooms	2037 e, Area A	* * ffected : 20%	5	\$500	
Glass: Single Pane	5%			LIFE	* *	5	\$700	
Gypsum Board	60%			LIFE	* *	5	\$7,000	
Masonry: Brick			\$800 d, Extent : Modera oom In Basement	LIFE te, Area 2	* * Affected : 40%			
Plaster	10%			LIFE	* *	5	\$600	
Plaster	5%	Now	\$8,200	LIFE	* *	5	\$300	
	Location	: Old Cust	Extent : Severe, A todial Apartment					
			: Severe, Area Aff	ectea : 1	00%			
			todial Apartment	1664-	1.200/			
			xtent : Severe, Are	а Ајјесте	a : 30%			
			todial Apartment					
Wood			\$2,900 Extent : Moderate, ts Throughout	LIFE Area Aff	* * Fected : 10%	5	\$7,800	
Ceilings								
AcousTileSusp.Lay-In	5%			2041	* *	5	\$1,100	
Ceramic Tile	2%			LIFE	* *	5	\$300	
Gypsum Board	78%			LIFE	* *	5	\$20,500	
Masonry: Infill Arch	10%			LIFE	* *			
Plaster		Now Crumbling,	\$14,600 Extent : Severe, A	LIFE rea Affec	* * cted : 20%	5	\$700	
	Paint Peel	ing, Extent	todial Apartment : Severe, Area Aff todial Apartment	ected : 1	00%			
	Water Pen	etration, E	xtent : Moderate, A todial Apartment	Area Affe	cted : 30%			
Site Enclosure								
Fence/Gates				2020	at. at.			
Chain Link	60%	2.4	#2 00	2038	* *			
Iron Picket	Location		\$300 Extent : Moderate, . Paneled Curb At E Erosion		ected : 15%			
Retaining Walls	*							
Masonry: Brick	U	_	\$7,800 Extent : Moderate d Lot Line Wall	2028 e, Area A	\$77,900 ffected : 25%)		
			l, Extent : Modera rd Lot Line Wall	te, Area 2	Affected : 50%			

Site Pavements

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

Estimates are rounded to the nearest hundred dollars.

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

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

Asset #: 13323

Architecture		Current Rep	oair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date E (Years)	stimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2033	* *			
Activity Yard								
Cast in Place Concrete	100%	Now	\$5,400	2033	* *			
	Cracking/0	Crumbling, Ex	ctent : Moderate	, Area A	ffected : 25%			
	Location	: Rear Yard						
	Tripping H	lazard, Extent	t : Moderate, Ar	ea Affect	ted : 15%			
	Location	: Rear Yard						

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date 1 (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2028	\$1,600	5	\$100	
			tent : Moderate, 1	Area Affe	ected : 100%			
		: Electrical						
	Explana Switchbo		ervice Disconnec	ct Switch	Rated At 600 Amp	eres Loc	ated In The	
Switchgear / Switchboard								
Fused Disc Sw	100%			2028	\$34,200	5	\$100	
		ervation, Ex : Electrical	tent : Moderate, 2 Room	Area Affe	ected : 100%			
	Explana	tion : 1 - Vert	ical Section					
Raceway								
Conduit	20%			2038	* *	1		
Conduit	80%			2028	\$26,500	1		
Panelboards								
Fused Disc Sw	10%			2036	* *	5		
Molded Case Bkrs	30%			2027	\$4,700	5	\$100	
Molded Case Bkrs	60%			2036	* *	5	\$200	
Wiring								
Braided Cloth	10%	2-4	\$2,900	2053	* *	1		
	Insulation	Aged, Exten	t : Moderate, Are	ea Affecte	ed : 100%			
	Location	: Upper Flo	ors					
Thermoplastic	90%			2038	* *	1		
Motor Controllers								
Locally Mounted	10%			2033	* *	5		
Locally Mounted	10%			2026	\$3,200	5		
Variable Frequency	80%			2045	**			
Drive				_				
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	\$200	
Lighting								

Lighting

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

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

Asset #: 13323

Electrical	Current Repair	Future F	Future Replacement		Maintenance					
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year E FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority				
Lighting										
Interior Lighting										
Fluorescent	40%	2033	* *	10	\$5,200					
	T-8 Lamps And Fixtures, Extent: Light, Area Affected: 100%									
	Location: Reading Areas And Basen									
Fluorescent	10%	2023	\$14,900	10	\$1,300					
	T-12 Lamps And Fixtures, Extent: Moderate, Area Affected: 100%									
	Location : Basement									
Fluorescent	40%	2033	* *	10	\$5,200					
	T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%									
	Location: 2nd Floor And Basement									
Fluorescent	10%	2033	* *	10	\$1,300					
	Compact Fluorescent Light, Extent : Light, Area Affected : 100%									
	Location: 2nd Floor Reading Areas	0.								
Egress Lighting										
Emergency, Battery	50%	2028	\$10,000	10	\$1,700					
Exit, Service	50%	2028	\$1,100	1						
Exterior Lighting										
HID	20%	2028	\$11,200	10						
No Component	80%									
Alarm										
Security System										
No Component	30%									
Generic	70%	2036	* *	1	\$3,700					
	Other Observation, Extent : Light, Are									
	Location: Reading Areas, Hallways And Outside									
	Explanation : CCTV Surveillance Ca	meras								
Fire/Smoke Detection										
Generic, Digital	100%	2036	* *	1-3	\$8,900					
	Other Observation, Extent : Light, Area Affected : 100%									
	Location: Throughout The Building									
	Explanation: Strobe Lights, Manual	Pull Stations	s, Alarm Bells, S	moke De	etectors And Horns					

echanical	Current Repair	Future R	eplacement	M		
ystem Component Type	% of Fail Date Estimated (Total (Years)	Cost Year Es FY	timated Cost	Cycle (Yrs)	Estimated Cost	Priority
eating						
Energy Source						
Natural Gas	100%	2038	* *	1		
Conversion Equipment						
Hot Water Boiler	100%	2041	* *	1	\$6,900	
	Other Observation, Extent : Light,	Area Affected: 1	00%			
	Location: Basement					
	Explanation: 1 Unit					
Distribution						
Hot Wtr Piping/Pump	100%	2036	* *	4	\$700	

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

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

Asset #: 13323

Mechanical		Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating							
Terminal Devices							
Air Handler	50%		2036	* *	1	\$4,300	
Convector/Radiator	50%		2026	\$37,200	1	\$2,300	
Air Conditioning							
Energy Source							
Electricity	100%		2036	* *	1		
Conversion Equipment							
Reciprocating	90%		2036	* *	1	\$5,900	
Compr/Chiller	0.1 01	E	1.00	. 000/			
		ervation, Extent : Light, Area :: 1 Unit In Basement, 3 Unit.					
			s in sra i	7100r			
N. C.		tion: R-410a, 4 Units					
No Component	10%						
Terminal Devices	000/		2026	* *	1		
Air Handler/Dir Expansion	90%		2036		1		
No Component	10%						
Heat Rejection	1070						
Air Cooled Condenser	90%		2036	* *	2	\$8,800	
Unit	7070		2050		_	ψο,οσσ	
No Component	10%						
Ventilation							
Distribution							
Ductwork/Diffusers	100%		LIFE	* *	2-5	\$7,800	
Exhaust Fans							
Interior	90%		2036	* *	2	\$400	
Roof	10%		2023	\$2,300	2		
Plumbing							
H/C Water Piping	1000/		2020	* *	1		
Brass/Copper	100%		2038	* *	1		
Water Heater	1000/		2022	40.500	2	#200	
Gas Fired	100%		2023	\$8,500	2	\$200	
Sanitary Piping Cast Iron	100%		LIFE	* *	1		
	100%		LIFE		1		
Storm Drain Piping Cast Iron	100%		LIFE	* *	1		
	100%		LIFE		1		
Sump Pump(s) Submersible	100%		2021	\$500	4	\$400	
Fixtures	10070		2021	\$500	-	\$ 1 00	
Generic	100%						
Generic		Fixtures, Extent : Severe, Arec	a Affected	d : 10%			
		: Vacant Apartment Space O					

Vertical Transport

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

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

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NEW YORK PUBLIC LIBRARY - 035 AGUILAR BRANCH LIBRARY

Mechanical	Current Repair	ent Repair Future Replacement			Maintenance		
System Component Type	% of Fail Date Estimated Cos Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Vertical Transport							
Elevators							
Hydraulic	100%	LIFE	* *				
	Other Observation, Extent : Light, Ar	ea Affected	: 100%				
	Location: Basement To 3rd Floor						
	Explanation: One Unit						
Fire Suppression							
Sprinkler							
No Component	92%						
Generic	8%	2038	* *	1-2	\$300		

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

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

Page: 35

Print Date: 12-Sep-2019 NEW YORK PUBLIC LIBRARY - FY 2020

Asset Name : ALLERTON BRANCH LIBRARY

Address : 2740 BARNES AVE. NEAR ALLERTON AVE.

Borough : BRONX Agency's Number : A02

Area Sq Ft : 12,410 Project Type : NEW YORK PUBLIC LIBRARY

Date of Survey : 11-Apr-2016 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,2

Block : 4513 Lot : 16 BIN : 2053752

CAPITAL	FY 2021 - 2024	FY 2025 - 2030	
Exterior Architecture	\$1,081,500	\$50,200	
Interior Architecture		\$47,700	
Mechanical		\$207,600	
Total	\$1,081,500	\$305,500	
Importance Code A	\$1,081,500	\$50,200	
Importance Code B		\$255,300	
Total	\$1,081,500	\$305,500	

1 otal \$1,081,500 \$305,500

Total	\$38,500	\$30,800	\$8,300	\$8,700
Importance Code C	\$9,200			
Importance Code B	\$27,700	\$30,100	\$7,700	\$8,100
Importance Code A	\$1,500	\$800	\$600	\$600
Total	\$38,500	\$30,800	\$8,300	\$8,700
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Mechanical	\$2,000	\$1,000	\$3,100	\$1,000
Electrical	\$12,900	\$7,000	\$1,300	\$1,100
Interior Architecture	\$18,700	\$18,800		\$2,600
Exterior Architecture	\$900			
EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024



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

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

Architecture	Current Repair	Future Replacement	M	laintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority
Exterior					
Exterior Walls					
Cast in Place Concrete	5% Now \$78,800	LIFE **	5	\$13,200	
	Water Penetration, Extent : Severe, Are Location : Basement - Electrical Room		m		
Masonry: Brick	95% Now \$320,400	LIFE **	5	\$50,200	
	Efflorescence, Extent: Moderate, Area Location: North Facade	Affected : 15%			
	Jnt Mortar Miss/Erod, Extent : Moderat	te, Area Affected : 15%			
	Location: North Facade	1.00			
	Misaligned/Bulging, Extent: Moderate, Location: Above 2nd Floor Window I	55			
	Rusting Masonry Supt, Extent: Modera	te, Area Affected : 10%			
	Location: Along 2nd Floor Windows				
	Water Penetration, Extent: Moderate, A	Area Affected : 10%			
	Location: 2nd Floor Windows				
Windows			_	*	
Aluminum	90% 2-4 \$366,900 Bent/Warped Elements, Extent: Modera Location: Throughout	2052 ** ate, Area Affected : 20%	5	\$4,100	
	Deteriorated Finish, Extent : Moderate, Location : Throughout	Area Affected : 65%			
	Glazing Clouded, Extent : Moderate, Ar Location : Throughout	ea Affected : 20%			
	Caulking Deteriorated, Extent: Modera Location: Throughout	ite, Area Affected : 20%			
	Water Penetration, Extent: Severe, Area Location: Basement Windows	a Affected : 10%			
	Worn/Eroded, Extent: Moderate, Area	Affected : 50%			
	Location: Throughout	3,700,000			
Steel	10% Now \$50,800	2052 **	5	\$5,700	
	Broken/Missing Elements, Extent: Mod Location: Bulkhead And Stairs		-	40,,,,	
	Corrosion/Rusting, Extent: Moderate, A	Area Affected : 25%			
	Location : Bulkhead Stairs				
	Deteriorated Finish, Extent: Moderate,	Area Affected : 10%			
	Location : Exterior Side				

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

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

Asset #: 13324

Architecture	Current Repair Future Replacement Maintenance							
System Component Type	% of Fail D Total (Yea	Pate Estimated Cost rs)	Year I	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior								
Parapets	100/	# 000		ate ate	_	#2 (00		
Cast Stone/Terra Cotta	10% 4+	\$900		**	5	\$2,600		
	Location : Copi	rated, Extent : Light,	Area Affeci	ea : 20%				
		ng siones th, Extent : Light, Arc	ea Affected :	15%				
	Location : Copi							
Masonry: Brick Cavity	90% Nov		LIFE	* *	5	\$3,100		
j j		tent : Moderate, Are		30%		4-,		
	Location : Thro	ughout						
		ng, Extent : Moderat	e, Area Affe	cted : 5%				
	Location : Stree							
		Moderate, Area Affe						
	Location: Thro	-						
	-	unct, Extent : Moder ous Locations Throug		eciea : 30%				
Roof	Bootation . Yarr	ous Locations Titlous	Snow					
Built-Up (BUR)	100% Nov	s \$190,200	2037	* *				
1 ()		ent : Moderate, Area	Affected: 3	0%				
	Location: Thro	_						
		Moderate, Area Affe	cted : 30%					
	Location: Thro	-	100 1 1 1	20/				
	Debris Present, Extent : Severe, Area Affected : 10% Location : Over Entry Canopy							
		lashings, Extent : Sev	vere Area A	ffected · 40%				
	Location : All F		, c, c, 11, ca 11	geerea : 1070				
	Ridging, Extent : Moderate, Area Affected : 25%							
	Location: Throughout							
	Water Penetratio	n, Extent : Moderate,	Area Affect	ted : 20%				
	Location : Thro	ughout						
Interior								
Floors	60%		2028	\$171,700	2	\$19,100		
Carpet Cast in Place Concrete	5%		LIFE	\$1/1,/00	3 5	\$2,300		
Terrazzo	5%		LIFE	* *	5	\$800		
Vinyl Tile	25% Nov	y \$9,500		\$47,700	3	\$2,000		
j		ling, Extent : Modera				. ,		
	Location: Base	ement						
	Loose/Delam Surface, Extent : Moderate, Area Affected : 30%							
	Location: Throughout Basement							
	Uneven Substrate, Extent: Moderate, Area Affected: 35%							
	Location : Basement Corridors Water Penetration, Extent : Moderate, Area Affected : 25%							
	Location : Base		, Агеи Ајјесі	eu . 2570				
		tent : Moderate, Arec	a Affected :	40%				
	Location : Base		JJ •					
Vinyl Tile 9" X 9"	5%		2022	\$12,300	3	\$400		

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

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

Asset #: 13324

Architecture		Current F	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Glazed Ceramic Panel	5%			LIFE	* *			
Plaster	95%	Now	\$9,200	LIFE	* *	5	\$6,500	
	Recent Rep	place Evide	ent, Extent : Light,	Area Aff	ected : 30%			
	Location	: Basemen	t Offices					
Ceilings								
AcousTileConcealSpLn	70%			2040	* *	5	\$18,500	
AcousTileConcealSpLn	15%			2044	* *	5	\$4,000	
•	Recent Rep	place Evide	ent, Extent : Light,	Area Aff	ected : 100%			
	Location	: Basemen	t					
Plaster	15%			LIFE	* *	5	\$2,000	

Electrical		Current Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts							
Service Equipment	1000/		2025	#1 (00	_	#200	
Molded Case Bkrs	100%		2027	\$1,600	5	\$300	
		rvation, Extent : Moderate, A	Area Affe	ected : 100%			
		: Electrical Room	ъ.	G			
g :: 1 /g :: 11	Explanati	on : One 400 Amperes Main	Disconn	ect Switch			
Switchgear / Switchboard	1000/		2027	#24.200	-	#200	
Molded Case Bkrs	100%		2027	\$34,200	5	\$300	
Raceway	000/		2027	#20 000			
Conduit	90%		2027	\$29,800 * *	1		
Conduit	10%		2047	* *	1		
Panelboards	- 0./		• • • •	4000	_		
Fused Disc Sw	5%		2026	\$800	5	****	
Molded Case Bkrs	25%		2026	\$4,000	5	\$100	
Molded Case Bkrs	70%		2043	* *	5	\$200	
Wiring							
Braided Cloth	40%	2-4 \$11,700	2052	**	1		
		Aged, Extent : Moderate, Are	a Affecte	ed : 100%			
	Location	: Throughout The Building					
Thermoplastic	40%		2027	\$11,700	1		
Thermoplastic	20%		2047	* *	1		
Motor Controllers							
Locally Mounted	70%		2025	\$22,400	5	\$100	
Locally Mounted	30%		2040	* *	5		
Ground							
Grounding Devices							
Generic	100%		LIFE	* *	5	\$200	
Stand-by Power							
Transfer Switches							
Automatic	100%		2044	* *	1	\$3,800	

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

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

Asset #: 13324

Electrical	Current Repair	Future Re	placement	M		
System Component Type	% of Fail Date Estima Total (Years)	ted Cost Year Est FY	imated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power						
Generators						
Natural Gas	100%	2040	* *	1	\$4,800	
	Other Observation, Extent: M	loderate, Area Affected	: 100%			
	Location: Roof					
	Explanation: One 80 Kilowa	att				
Batteries	1000/	2022	#1 (00	-	Φ.7.0.0	
Lead/Acid	100%	2022	\$1,600	5	\$500	
Lighting						
Interior Lighting	0.50/	2025	* *	1.0	#10.000	
Fluorescent	95%	2035		10	\$10,800	
	Other Observation, Extent: L		0%			
	Location: Throughout The I	Bullaing				
	Explanation: T-8 Lamps	2025	* *	10		
Fluorescent	5%	2035		10	\$600	
	Compact Fluorescent Light, E Location : Throughout The I		Affected: 100	%		
Egress Lighting						
Emergency, Service	50%	2022	\$3,200	1		
Exit, LED	20%	2055	* *	1		
Exit, Service	30%	2022	\$600	1		
Exterior Lighting						
HID	100%	2035	* *	10		
Alarm						
Security System						
No Component	80%					
Generic	20%	2035	* *	1	\$900	
Fire/Smoke Detection						
No Component	80%					
Generic, Digital	20%	2035	* *	1-3	\$1,500	

lechanical	Current Repair	Future Rep	olacement	М		
ystem Component Type	% of Fail Date Estimated Cost Total (Years)	Year Esti FY	mated Cost	Cycle (Yrs)	Estimated Cost	Priority
eating						
Energy Source						
Electricity	5%	2037	* *	1		
Natural Gas	95%	2047	* *	1		
	Other Observation, Extent: Moderate,	Area Affected .	: 100%			
	Location : Boiler Room					
	Explanation: 1 Unit					
Conversion Equipment						
Hot Water Boiler	100%	2047	* *	1	\$6,100	
	Recent Replace Evident, Extent : Light	t, Area Affected	: 100%		·	
	Location : Replaced Due To Flooding			ient		
Distribution						
Hot Wtr Piping/Pump	100%	2043	* *	4	\$600	

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

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

Asset #: 13324

lechanical	Current Repair	Future I	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estimated Cos Total (Years)	st Year E FY	Sstimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating						
Terminal Devices						
Convector/Radiator	100%	2040	* *	1	\$4,000	
Air Conditioning						
Energy Source						
Electricity	100%	2043	* *	1		
Conversion Equipment						
Interior Pkg Unit -	30%	2025	\$137,900	2	\$200	
Cooling						
Exterior Pkg Unit -	70%	2027	\$69,700	2	\$500	
Cooling						
C	R-22 Refrigerant, Extent : Moderate,	Area Affectea	l : 70%			
	Location : Roof	••				
Heat Rejection						
Dry Cooler	30%	2027	\$20,100	2	\$2,600	
No Component	70%		4-0,-00		4-,000	
Ventilation	, , , , ,					
Distribution						
Ductwork/Diffusers	100%	LIFE	* *	2-5	\$6,900	
Exhaust Fans	10070	LIIL		2-3	\$0,700	
Interior	50%	2027	\$21,900	2	\$200	
Roof	50%	2027		2	\$200 \$200	
	30%	2027	\$10,200		\$200	
Plumbing						
H/C Water Piping	1000/	2040	* *	1		
Galvanized Steel	100%	2040	* *	1		
Water Heater	1000/		4		4.00	
Gas Fired	100%	2025	\$7,500	2	\$200	
Sanitary Piping						
Cast Iron	100%	LIFE	* *	1		
Storm Drain Piping						
Cast Iron	100%	LIFE	* *	1		
Sump Pump(s)						
Non-Submersible	100%	2037	* *	4	\$400	
	Recent Installation, Extent : Light, Ar	ea Affected :	100%			
	Location: Basement					
Sewage Ejector(s)						
Compressed Air	100%	2037	* *	4	\$200	
Backflow Preventer	- * * · ·			-	\$200	
No Component	90%					
Generic	10%	2032	* *	1	\$100	
Fixtures	1070	2032		1	ψ100	
Generic	100%					
	10070					
Vertical Transport						
Elevators	1000/	LIDD	* *			
Geared Traction	100%	LIFE				
	Other Observation, Extent: Light, Ar	еи Ајјестеа :	100%			
	Location: Basement To 2nd Floor					
	Explanation: One Unit					

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

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

Asset #: 13324

Print Date: 12-Sep-2019 **NEW YORK PUBLIC LIBRARY - FY 2020**

Asset Name : ANDREW HEISKELL BRAILLE AND TALKING BOOK LIBRARY

Address : 40 WEST 20TH ST. @6TH AVENUE

Borough : MANHATTAN Agency's Number : N/A

Area Sq Ft : 50,838 Project Type : NEW YORK PUBLIC LIBRARY

Date of Survey : 01-Nov-2017 Landmark Status : NONE

Areas Surveyed : Basement, Floors 1,2,3,4,5

Block : 821 Lot : 7501 BIN : 1076145

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Interior Architecture	\$81,000	\$86,400
Electrical		\$203,100
Mechanical		\$2,416,800
Total	\$81,000	\$2,706,300
Importance Code B	\$81,000	\$2,658,900
Importance Code C		\$47,400
Total	\$81,000	\$2,706,300

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture				
Interior Architecture	\$455,000	\$22,500		\$16,700
Electrical	\$28,300	\$2,000	\$1,300	\$38,300
Mechanical	\$55,700	\$8,200	\$29,300	\$15,600
Elevators/Escalators	\$11,800	\$11,800	\$11,800	\$11,800
Total	\$550,900	\$44,600	\$42,500	\$82,500
Importance Code A	\$17,500	\$2,500	\$2,500	\$2,600
Importance Code B	\$530,400	\$42,000	\$40,000	\$79,900
Importance Code C	\$3,000			
Total	\$550,900	\$44,600	\$42,500	\$82,500



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

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

Asset #: 4225

Architecture	Current Repair		Future Replacement		M				
System Component Type		il Date 1 Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
xterior									
Roof									
IRMA/Protected Membrane	1%			2034	* *	10			
			tent : Light, Area		: 100%				
		-	uilding (Southsid	e)					
		: Second	d Floor Balcony						
No Component	99%								
nterior									
Floors									
Carpet		•	_	2031 vere, Are	* * ea Affected : 20%	3	\$50,200		
Compat	11%	- In oughor		2028	\$113,000	3	\$12,600		
Carpet			, Extent : Light, A Offices			3	\$12,000		
Cast in Place Concrete	_	mbling, I	\$37,700 Extent : Severe, A	LIFE rea Affec	* * rted : 30%	5	\$25,000		
	Location : Throughout Basement Misaligned/Bulging, Extent : Moderate, Area Affected : 25%								
	Misaligned/Bulging, Extent: Moderate, Area Affected: 25% Location: Throughout Basement								
		_	tent : Severe, Ared	a Affecte	d · 30%				
	Location: T			i Hyjeete	u . 5070				
Terrazzo	5%			LIFE	* *	5	\$3,000		
Vinyl Tile	1%			2034	* *	3	\$300		
Wood	24%			2034	* *	5	\$34,200		
Interior Walls	2770			2032			Ψ5-1,200		
Concrete Masonry Unit	15%			LIFE	* *	5	\$7,000		
Gypsum Board	68%			LIFE	* *	5	\$47,400		
Marble Panels	2%			LIFE	* *	-	ψ.,,		
Plaster	15% N	Now	\$3,000	LIFE	* *	5	\$5,200		
	Cracking/Cru	mbling, I	Extent : Moderate ut Basement, Utili	, Area Aj		=	+- , · ·		

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

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

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

Asset #: 4225

Architecture		Current Repa	air	Futur	e Replacement	t	Maintenance		
System Component Type	% of Total	Fail Date Es (Years)	timated Cost	Year FY	Estimated Co	st	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Ceilings									
AcousTileSusp.Lay-In	3%			2042	*	*	5	\$2,300	
Exposed Concrete	15%			LIFE	*	*	5	\$1,800	
		ing, Extent : Li : Throughout	ght, Area Affed	cted : 15	2%				
Plaster	Paint Peel Location Staining/D Location Water Pen Location Other Obs Location	: Throughout hiscoloring, Ext : 5th Floor etration, Exten : 5th Floor ervation, Exten : Throughout	\$43,300 sght, Area Affect rent: Moderate t: Moderate, A nt: Light, Area spended Ceilin	, Area A Area Affe Affected	% ffected : 5% cted : 5%	*	5	\$39,000	
Site Pavements									
Public Sidewalk									
Cast in Place Concrete	100%			2042	*	*			

Electrical	Current Re	epair Fu	ure Replacement	M	aintenance	
System Component Type	% of Fail Date 1 Total (Years)	Estimated Cost Yea FY	r Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts						
Service Equipment						
Fused Disc Sw	100%	204	9 **	5	\$200	
	Other Observation, Ex	tent : Light, Area Affect	ed : 100%			
	Location: Electrical	Room				
	Explanation: One 30	000 Ampere Main Disco	nnect Switch			
Switchgear / Switchboard						
Fused Disc Sw	100%	204	9 **	5	\$200	
Raceway						
Conduit	50%	203	9 **	1		
Conduit	50%	204	9 **	1		
Panelboards						
Fused Disc Sw	10%	203	7 **	5	\$100	
Molded Case Bkrs	70%	203	7 **	5	\$900	
Molded Case Bkrs	20%	203	7 **	5	\$300	
Wiring						
Thermoplastic	50%	204	9 **	1		
Thermoplastic	50%	203		1		
Motor Controllers						
Locally Mounted	60%	203	4 **	5	\$200	
Locally Mounted	40%	204		5	\$100	
Ground			-		7-00	
Grounding Devices						
Not Accessible	100%					

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

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

Asset #: 4225

Electrical	Current	Current Repair		Replacement	Maintenance		
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting							
Interior Lighting							
Fluorescent	75%		2034	* *	10	\$35,000	
	T-8 Lamps And Fixtures, Extent: Moderate, Area Affected: 100%						
	Location : Through	out The Building					
Fluorescent	20%		2037	* *	10	\$9,300	
	T-8 Lamps And Fixti	T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%					
	Location : Through						
Fluorescent	5% 0-2	\$26,900	2039	* *			
	T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%						
	Location : Basemen	nt And Storage Clos	sets.				
Egress Lighting							
Exit, Service	50%		2034	* *	1		
Exit, Battery	50%		2034	* *	10	\$1,700	
Exterior Lighting							
HID	100%		2029	\$203,100	10	\$200	
Alarm							
Security System							
No Component	30%						
Generic	70%		2034	* *	1	\$13,300	
Fire/Smoke Detection							
Not Accessible	100%						

Mechanical	Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Estima Total (Years)	ated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating						
Energy Source						
Natural Gas	100%	2049	* *	1		
Conversion Equipment						
Hot Water Boiler	80%	2034	* *	1	\$20,100	
	Other Observation, Extent: 1	Light, Area Affected	: 100%			
	Location : Basement Boiler	Room				
	Explanation: 5 Small Units	S				
Hot Water Boiler	20% Now	\$15,500 2034	* *	1	\$4,500	
	Broken, Extent : Severe, Area					
	Location : Basement Boiler	Room				
	Other Observation, Extent : S	Severe, Area Affecte	d : 20%			
	Location : Basement Boiler					
	Explanation: 1 Of 5 Not O	perating				
Distribution		-				
Hot Wtr Piping/Pump	100%	2037	* *	4	\$3,800	
Terminal Devices						
Air Handler	50%	2029	\$354,100	1	\$15,700	
Convector/Radiator	45%	2034	* *	1	\$7,400	
Fan Coil Unit/Heat	5%	2029	\$37,700	1	\$800	

Air Conditioning

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

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

Asset #: 4225

Years) 20 Now \$29,400 20 Stent : Severe, Area Affected : 20 Controls Not Working 20 20	045 027	* * \$1,469,000	1 2	Estimated Cost \$1,900	Priority
Now \$29,400 20 stent : Severe, Area Affected : . Controls Not Working 20 20	027 1% 030	\$1,469,000	2	\$1,900	
Now \$29,400 20 stent : Severe, Area Affected : . Controls Not Working 20 20	027 1% 030	\$1,469,000	2	\$1,900	
Now \$29,400 20 stent : Severe, Area Affected : . Controls Not Working 20 20	027 1% 030	\$1,469,000	2	\$1,900	
tent : Severe, Area Affected : Controls Not Working 20	030			\$1,900	
Controls Not Working 20 20	030	\$376,700			
21		\$376,700	^		
	020		2	\$600	
L	ロムフ	\$21,500			
	IFE	* *	2	\$66,100	
L	IFE	* *	2-5	\$28,300	
20	029	\$179,200	2	\$1,600	
	02)	\$179,200		Ψ1,000	
20	039	* *	1		
T	IDD	* *			
L	IFE	* *	1		
ng, Extent : Moderate, Area Aj	024 ffected :	\$1,700	4	\$1,100	
20	034	* *	1	\$3,100	
	fected :	100%			
ration, Extent : Light, Area Aff st To 5th Floor		**			
ration, Extent : Light, Area Aff Cellar To 2nd Floor		* * 40%			
	049		1-5	4.5.	
	Basement 2 tures, Extent : Severe, Area Aff Throughout Leation, Extent : Light, Area Aff 1st To 5th Floor 1 : 1 Unit Leation, Extent : Light, Area Aff Cellar To 2nd Floor 1 : 1 Unit	2034 tures, Extent: Severe, Area Affected: Throughout LIFE vation, Extent: Light, Area Affected: 1st To 5th Floor 1: 1 Unit LIFE vation, Extent: Light, Area Affected: Cellar To 2nd Floor 1: 1 Unit	tures, Extent: Severe, Area Affected: 100% Throughout LIFE ** vation, Extent: Light, Area Affected: 60% Ist To 5th Floor n: 1 Unit LIFE ** vation, Extent: Light, Area Affected: 40% Cellar To 2nd Floor n: 1 Unit	2034 ** 1 tures, Extent: Severe, Area Affected: 100% Throughout LIFE ** vation, Extent: Light, Area Affected: 60% Ist To 5th Floor 1: 1 Unit LIFE ** vation, Extent: Light, Area Affected: 40% Cellar To 2nd Floor 1: 1 Unit	2034 ** 1 \$3,100 tures, Extent: Severe, Area Affected: 100% Throughout LIFE ** vation, Extent: Light, Area Affected: 60% Ist To 5th Floor n: 1 Unit LIFE ** vation, Extent: Light, Area Affected: 40% Cellar To 2nd Floor n: 1 Unit

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

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

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

Asset #: 4225

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

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

Print Date: 12-Sep-2019 NEW YORK PUBLIC LIBRARY - FY 2020

Asset Name : BELMONT/ENRICO FERMI BRANCH LIBRARY

Address : 610 EAST 186TH ST. @HUGHES AVE.

Borough : BRONX Agency's Number : N/A

Area Sq Ft : 21,267 Project Type : NEW YORK PUBLIC LIBRARY

Date of Survey : 14-Apr-2016 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,2,pen

Block : 3073 Lot : 20 BIN : 2012129

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$142,300	\$35,400
Interior Architecture	\$193,800	\$88,500
Electrical		\$38,400
Mechanical	\$590,100	
Total	\$926,100	\$162,300
Importance Code A	\$142,300	\$35,400
Importance Code B	\$590,100	\$126,800
Importance Code C	\$193,800	
Total	\$926,100	\$162,300

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$35,900	\$1,300		
Interior Architecture	\$30,600	\$24,600	\$3,700	\$9,300
Electrical	\$11,900	\$24,300	\$2,100	\$1,700
Mechanical	\$3,100	\$6,100	\$5,300	\$6,100
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$85,500	\$60,200	\$15,000	\$21,100
Importance Code A	\$36,900	\$2,600	\$1,100	\$1,100
Importance Code B	\$20,800	\$57,600	\$13,900	\$20,000
Importance Code C	\$27,700			
Total	\$85,500	\$60,200	\$15,000	\$21,100



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

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

Asset #: 4219

Architecture		Current F	Repair	Futu	re Replacement	M	Maintenance			
System	0/ 6		-					but and		
Component Type	% of Total	(Years)	Estimated Cost	Y ear FY	Estimated Cost	(Yrs)	Estimated Cost	Priority		
Exterior										
Exterior Walls										
Concrete Masonry Unit	15%			LIFE	* *	5	\$4,100			
Metal Panel	10%	0-2	\$6,700	2037	* *	5	\$8,300			
		_	xtent : Moderate, 2	Area Affe	ected : 15%					
		_	out Bulkhead	1.00	. 1 200/					
	-		tent : Moderate, A out Bulkhead	rea Ajje	ctea : 20%					
		_	жtent : Moderate, 2	Araa Affa	natad : 15%					
			cal Penthouse	чтеи Ајје	xiea . 15/6					
Granite Panels	75%	meenani	cui i chinouse	LIFE	* *	5	\$24,800			
Windows	/3%			LIFE		3	\$24,800			
Metal Louvers	10%			2036	* *	10	\$400			
No Component	90%			2030		10	Ψτου			
Parapets	7070									
Concrete Masonry Unit	85%	0-2	\$27,000	LIFE	* *	5	\$5,500			
,	Jnt Mortar		l, Extent : Moderai	te, Area .	Affected : 25%		*- %			
	Location .	Interior I	Parapet Wall							
	Spalling, E	ctent : Mo	derate, Area Affec	ted : 20%	6					
	Location .	Interior I	Parapet Wall							
Metal: Cage/Fence	5%			2032	* *	5-10	\$2,200			
Pre-Cast Concrete	10%	0-2	\$2,200	LIFE	* *	5	\$3,600			
			l, Extent : Modera	te, Area .	Affected : 10%					
-	Location .	Through	out Coping							
Roof	000/	3.7	Ø1.42.200	2022	* *					
Single Ply Membrane	80%		\$142,300	2032						
			lerate, Area Affect Trapet Walls	еа . 20%)					
		_	nt : Light, Area A <u>f</u>	fected ·	10%					
	-		lloor Next To Elev	-	1070					
			ent : Moderate, Ai		eted: 20%					
	_		out Main Roof	35						
		_	derate, Area Affec	ted : 15%	6					
	_		loor Next To Elev							
	Seams Open	ı/Split, Ex	tent : Moderate, A	rea Affec	cted : 20%					
	Location .	Through	out							
Skylight, Metal/Glass	20%			2047	* *	10	\$35,400			
Interior										
Floors										
Carpet	75%		_	2028	\$664,200	3	\$73,800			
	-		nt, Extent : Light,	Area Aff	ected : 100%					
	Location .	Through	out							
Ceramic Tile	5%			2036	* *	5	\$3,300			
Panel/Paver: Cer/Brk	5%			2043	**	5	\$7,400			
Vinyl Tile	15%			2027	\$88,500	3	\$4,900			

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

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

Asset #: 4219

Architecture		Current R	epair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Ceramic Tile	5%			2036	* *	5	\$5,900	
Concrete Masonry Unit	70%	0-2	\$193,800	LIFE	* *	5	\$33,000	
		tration, Ex Stairwells	tent : Moderate, 2	Area Affe	cted : 10%			
Folding Partition	5%	Now	\$24,800	2035	* *	5	\$7,400	
•	-		nt : Light, Area A <u>f</u> ; Adjacent To Ele					
Gypsum Board	15%			LIFE	* *	5	\$10,600	
Metal Panel	5%			LIFE	* *			
Ceilings								
AcousTileConcealSpLn	20%			2044	* *	5	\$16,200	
•	Recent Rep	lace Evider	nt, Extent : Light,	Area Aff	ected : 100%			
	Location .	Througho	ut					
Exposed Concrete	80%			LIFE	* *	5	\$8,100	

Electrical		Current Repair	Futu	re Replacement	M	aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts							
Service Equipment							
Molded Case Bkrs	100%		2027	\$2,700	5	\$600	
	Other Obse	ervation, Extent : Moderate,	Area Affe	ected : 100%			
	Location	: Electrical Room / 3rd Floo	r				
	Explanati	ion : Main Service Disconne	ct Switch	Rated At 1,000 Am	iperes.		
Switchgear / Switchboard							
Molded Case Bkrs	100%		2027	\$34,200	5	\$600	
Raceway							
Conduit	90%		2027	\$29,800	1		
Conduit	10%		2037	* *	1		
Panelboards							
Fused Disc Sw	10%		2026	\$2,400	5		
Molded Case Bkrs	60%		2026	\$14,200	5	\$300	
Molded Case Bkrs	30%		2035	* *	5	\$200	
Wiring							
Thermoplastic	50%		2037	* *	1		
Thermoplastic	50%		2027	\$14,700	1		
Motor Controllers				· · · · · · · · · · · · · · · · · · ·			
Locally Mounted	80%		2025	\$38,400	5	\$100	
Locally Mounted	20%		2032	* *	5	·	
Ground							
Grounding Devices							
Generic	100%	2-4 \$10,100	LIFE	* *	5	\$300	
		ervation, Extent : Moderate,		ected : 100%			
		: Water Main	33				
	Explanati	ion : Corroded					

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

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

Asset #: 4219

Electrical	Current Repair	Current Repair Future Replacement		M		
System Component Type	% of Fail Date Estimated Co Total (Years)	ost Year F FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting						
Interior Lighting					*	
Fluorescent	95%	2032	**	10	\$18,500	
	Other Observation, Extent: Light, A		100%			
	Location: Throughout The Buildin	ıg				
	Explanation: T-8 Lamps					
Fluorescent	5%	2032	* *	10	\$1,000	
	Compact Fluorescent Light, Extent .		ea Affected : 100	0%		
	Location : Throughout The Buildin	ıg				
Egress Lighting						
Emergency, Battery	30%	2032	* *	10	\$1,500	
Emergency, Battery	20%	2035	* *	10	\$1,000	
Exit, LED	20%	2062	* *	1		
Exit, Service	30%	2022	\$1,000	1		
Exterior Lighting						
HID	20%	2027	\$17,000	10		
No Component	80%					
Marm						
Security System						
No Component	40%					
Generic	60%	2035	**	1	\$4,800	
	Other Observation, Extent: Modera		ed : 100%			
	Location: Reading Areas And Out					
	Explanation: CCTV Surveillance	Camera Systen	n			
Fire/Smoke Detection	1000/	2025	.aa.		010 100	
Generic, Digital	100%	2035	**	1-3	\$13,100	
	Other Observation, Extent: Modera		ed: 100%			
	Location: Throughout The Buildin	0	II G 1	D	41 D II	
	Explanation : Strobe Lights, Manu	iai Pull Station	s, Horns, Smoke	Detector	rs, Alarm Bells	

lechanical	Current Repair	Future R	Replacement	M	aintenance	
ystem Component Type	% of Fail Date Estimated Co Total (Years)	ost Year Es FY	stimated Cost	Cycle (Yrs)	Estimated Cost	Priority
eating						
Energy Source						
Natural Gas	100%	2037	* *	1		
Conversion Equipment						
Hot Water Boiler	100%	2044	* *	1	\$10,500	
	Other Observation, Extent: Light, A	rea Affected : 1	00%			
	Location: 3rd Floor Mechanical I	Room				
	Explanation: One Unit					
Distribution						
Hot Wtr Piping/Pump	100%	2035	* *	4	\$1,000	
Terminal Devices						
Air Handler	60%	2022	\$177,800	1	\$7,900	
Convector/Radiator	40%	2032	* *	1	\$2,800	

Air Conditioning

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

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

Asset #: 4219

Mechanical		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Energy Source								
Electricity	100%			2043	* *	1		
Conversion Equipment Reciprocating Compr/Chiller	85%			2022	\$152,000	1	\$8,400	
1			tent : Light, Area A r Mechanical Roor		85%			
Split Unit	15%			2032	* *			
	Location	: Roof	xtent : Light, Area	Affected	: 15%			
	Explana	ion : 1 Uni	it. R-410a.					
Terminal Devices	0.507			2022	#200 200	1		
Air Handler/Dir	85%			2022	\$200,300	1		
Expansion Fan Coil - 2 Pipe	15%			2032	* *	1	\$1,000	
Heat Rejection	1370			2032		1	\$1,000	
Air Cooled Condenser Unit	100%			2032	* *	2	\$14,800	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$11,900	
Exhaust Fans								
Interior	80%			2022	\$60,000	2	\$500	
Roof	20%			2032	* *	2	\$100	
Plumbing								
H/C Water Piping Brass/Copper	100%			2037	* *	1		
Water Heater	10070			2037		1		
Gas Fired	100%			2025	\$12,900	2	\$300	
Sanitary Piping	10070				Ψ1 2 ,500		4200	
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Fixtures								
Generic	100%							
Vertical Transport		·						
Elevators								
Hydraulic	100%	_		LIFE	**			
			Extent : Light, Area	Affected	: 100%			
		: 1st To 31						
	Explana	ion : 1 Uni	rt .					

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

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

Print Date: 12-Sep-2019 NEW YORK PUBLIC LIBRARY - FY 2020

Asset Name : BLOOMINGDALE BRANCH LIBRARY
Address : 150 WEST 100TH ST. @ AMSTERDAM AVE.

Borough : MANHATTAN Agency's Number : N/A

Area Sq Ft : 20,986 Project Type : NEW YORK PUBLIC LIBRARY

Date of Survey : 28-Mar-2016 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,2

Block : 1852 Lot : 49 BIN : 1055906

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$367,400	
Interior Architecture	\$73,200	
Electrical	\$133,400	
Mechanical		\$434,700
Total	\$574,000	\$434,700
Importance Code A	\$367,400	
Importance Code B	\$206,600	\$434,700
Total	\$574,000	\$434,700

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$1,600			\$2,600
Interior Architecture	\$11,700	\$6,700	\$7,100	\$800
Electrical	\$1,200	\$24,800	\$1,100	\$1,000
Mechanical	\$3,700	\$2,800	\$11,600	\$2,800
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$22,100	\$38,200	\$23,700	\$11,100
Importance Code A	\$3,700	\$2,400	\$2,100	\$4,700
Importance Code B	\$18,400	\$35,900	\$21,600	\$6,400
Importance Code C				
Total	\$22,100	\$38,200	\$23,700	\$11,100



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

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

Asset #: 4220

Architecture	Current Repair	Future	Replacement	M	aintenance		
System Component Type	% of Fail Date Estin Total (Years)	nated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior							
Exterior Walls							
Glazed Ceramic Panel	5%	LIFE	* *	5	\$6,400		
Masonry: Brick	95%	LIFE	**	5	\$26,100		
	Recent Repair Evident, Exte Location : All Facades Re		ed : 100%				
Windows	1000/	• • • •		_	4-6 00		
Aluminum	100%	2049	**	5	\$5,200		
	Recent Replace Evident, Ex. Location: Throughout	tent : Light, Area Affec	cted: 100%				
Parapets							
Masonry: Brick	90%	LIFE	* *	5	\$2,700		
	Recent Repair Evident, Exte		ed : 100%				
	Location : All Parapets Re	epointed					
Pre-Cast Concrete	10%	LIFE	* *	5	\$1,900		
Roof	2 0/ 37	04 600 0040	4. 4.				
Copper/Terne	5% Now	\$1,600 2042	**				
	Water Penetration, Extent : Location : Over Emergend		ted : 20%				
Modified Bitumen	95% Now Alligatoring, Extent: Model Location: Throughout	\$61,200 2022 rate, Area Affected : 2.	\$306,200				
	Blisters, Extent : Moderate,	Area Affected : 20%					
	Location : Adjacent To Bu	**	ut				
	Ponding, Extent: Moderate, Area Affected: 30%						
	Location : Various Location	ons Throughout					
	Water Penetration, Extent:	Moderate, Area Affect	ted : 20%				
	Location : 2nd Floor Corr	idor, Above Multi-pur	posed Room, At E	Egress St	air		
nterior							
Floors							
Carpet	40%	2026	\$169,700	3	\$18,800		
Cast in Place Concrete	5%	LIFE	**	5	\$3,400		
Ceramic Tile	5%	2030	\$32,200	5	\$1,600		
	Other Observation, Extent : Location : Bathrooms	Light, Area Affected :	100%				
	Explanation : Slated For 8	Upgrade In 2017					
Terrazzo	10%	LIFE	* *	5	\$2,500		
Vinyl Tile	20%	2035	* *	3	\$2,400		
Vinyl Tile 9" X 9"	20% Now	\$7,300 2022	\$73,200	3	\$2,400		
	Broken/Missing Elements, E Location : Basement Corr		a Affected : 10%				

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

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

Asset #: 4220

Architecture	cure Current Repair		Futur	e Replacement	M		
System Component Type		Date Estimated Cost ears)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nterior							
Interior Walls							
Ceramic Tile	5%		2030	\$25,100	5	\$900	
		tion, Extent : Light, Area	Affected	: 100%			
	Location : Ba						
	Explanation :	Slated For Upgrade In 2	2017				
Gypsum Board	35%		LIFE	* *	5	\$3,600	
Plaster	45%		LIFE	* *	5	\$2,300	
SGFT/Glazed Masonry	15%		LIFE	* *			
Ceilings							
AcousTileConcealSpLn	30%		2032	* *	5	\$11,800	
AcousTileSusp.Lay-In	5%		2032	* *	5	\$1,600	
	Water Penetral	ion, Extent : Moderate, A	Area Affe	cted : 20%			
	Location : Mi	ultipurpose Room					
AcousTileSusp.Lay-In	15%		2040	* *	5	\$4,700	
1 2	Other Observa	tion, Extent : Light, Area	Affected	: 100%			
	Location : Ch	ildren Reading Room					
	Explanation :	Wire Suspended					
Exposed Concrete	35%		LIFE	* *	5	\$1,700	
Plaster	10% No	ow \$4,400	LIFE	* *	5	\$2,000	
1 100001		ibling, Extent : Severe, A		eted : 10%		Ψ=,000	
	-	ar Emergency Stairwell					
		Extent : Moderate, Area	Affected	: 5%			
	- C	ar Emergency Stairwell	33 00				
Wood	5%	. 6,	LIFE	* *	5	\$13,700	

ectrical	Current Repair	Future R	Replacement	М	aintenance	
stem Component Type	% of Fail Date Estimated Co Total (Years)		stimated Cost	Cycle (Yrs)	Estimated Cost	Priority
der 600 Volts						
Service Equipment						
Molded Case Bkrs	100%	2057	* *	5	\$600	
	Other Observation, Extent : Modera	ite, Area Affecte	d: 100%			
	Location : Electrical Room Outsid	le				
	Explanation: One 400 Ampere Mo	ain Disconnect S	Switch			
Raceway						
Conduit	30%	2037	* *	1		
Conduit	70%	2057	* *	1		
Panelboards						
Fused Disc Sw	5%	2052	* *	5		
Molded Case Bkrs	55%	2026	\$13,000	5	\$300	
Molded Case Bkrs	40%	2052	* *	5	\$200	
Wiring						
Thermoplastic	40%	2057	* *	1		
Thermoplastic	60%	2037	* *	1		
Motor Controllers						
Locally Mounted	100%	2047	* *	5	\$100	

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

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

Asset #: 4220

Electrical	Current Ro	epair Fut	ure Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost Yea FY	r Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ground						
Grounding Devices						
Generic	100%	LIFI	**	5	\$300	
Stand-by Power						
Transfer Switches						
Automatic	100%	2047	7 **	1	\$6,500	
Lighting						
Interior Lighting						
Fluorescent	10%	2035	**	10	\$1,900	
	Compact Fluorescent Location : Throughout	Light, Extent : Moderate ut The Building	, Area Affected : 100	0%		
Fluorescent	60%	2022	\$133,400	10	\$11,500	
	Other Observation, Ex Location : Througho Explanation : Using	-	ed : 100%			
Fluorescent	30%	2035	5 **	10	\$5,800	
	Other Observation, Ex Location: 2nd Floor Explanation: T-8 La	-	ed : 100%			
Egress Lighting	Explanation . 1 0 Ea	трз				
Emergency, Battery	20%	2037	7 **	10	\$1,000	
Emergency, Battery	30%	2022		10	\$1,500	
Exit, Service	40%	2022	. ,	1	Ψ1,200	
Exit, Service	10%	2037		1		
Exterior Lighting						
HID	100%	2037	7 **	10	\$100	
Alarm						
Security System						
No Component	80%					
Generic	20%	2032	* *	1	\$1,600	
Fire/Smoke Detection					•	
No Component	80%					
Generic, Digital	20%	2035	**	1-3	\$2,600	

Mechanical	Current Repair	Future Replacement	Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority
Heating				
Energy Source				
Plant Campus Steam / PRV	100%	2047 **	1	
	Other Observation, Extent: Severe, Ar	ea Affected : 100%		
	Location: Basement			
	Explanation : Heat Supplied From Ac	ljoining Health Building		

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

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

Asset #: 4220

	Current Repair		e Replacement	<u> </u>	aintenance	
% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Location	: Basement			1	\$20,800	
Explanat	ion: One Boiler Located In A	djacent	Health Building			
100%		2037	* *	4	\$1,600	
100%		2025	\$111,300	1	\$6,800	
100%		2043	* *	1		
100%		2027	\$168,400	2	\$1,300	
-	-	ffected :	100%			
100%		LIFE	* *	2	\$27,300	
100%		LIFE	* *	2-5	\$11.700	
			\$34,500		-	
			+-)		* * * * * * * * * * * * * * * * * * * *	
100%		2027	\$155,000	1		
			· · · · · · ·			
100%		LIFE	* *	1		
100%		LIFE	* *	1		
100%						
	_	LIFE Affected	**			
	100% Other Obsile Location Explanat 100% 100% 100% 100% 100% 100% 100% 100	Total (Years) 100% Other Observation, Extent: Severe, Are Location: Basement Explanation: One Boiler Located In A 100% 100% 100% R-22 Refrigerant, Extent: Light, Area A Location: Roof 100% 100% 100% 100% 100% 100% 100%	Total (Years) FY	Total (Years)	Total (Years) FY (Yrs)	Total (Years) FY (Yrs)

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

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

Page: 57

Print Date: 12-Sep-2019 NEW YORK PUBLIC LIBRARY - FY 2020

Asset Name : BRONX LIBRARY CENTER REFERENCE CENTER
Address : 310 EAST KINGSBRIDGE ROAD @ BRIGGS AVE

Borough : BRONX Agency's Number : N/A
Program / Asset # : NPL0017.000 / 13852 Yr Built/Renovated : 2006 /

Area Sq Ft : 74,476 Project Type : NEW YORK PUBLIC LIBRARY

Date of Survey : 02-Jun-2017 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,2,3,4,5m

Block : 3154 Lot : 83 BIN : 2827656

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$37,600	\$40,400
Interior Architecture	\$70,000	\$113,100
Electrical	\$68,300	
Mechanical		\$65,000
Total	\$175,900	\$218,600
Importance Code A	\$37,600	\$40,400
Importance Code B	\$138,300	\$101,600
Importance Code C		\$76,500
Total	\$175,900	\$218,600

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$9,700			\$67,800
Interior Architecture	\$4,200		\$16,700	
Electrical	\$15,000	\$14,300	\$11,700	\$13,700
Mechanical	\$35,900	\$21,200	\$41,100	\$25,400
Site Pavements	\$22,200			
Elevators/Escalators	\$17,800	\$17,800	\$17,800	\$17,800
Total	\$104,800	\$53,300	\$87,200	\$124,600
Importance Code A	\$13,400	\$3,700	\$3,800	\$71,500
Importance Code B	\$90,000	\$49,600	\$83,400	\$53,100
Importance Code C	\$1,400			
Total	\$104,800	\$53,300	\$87,200	\$124,600



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

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

Asset #: 13852

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
System	% of	Fail Date	Estimated Cost	Year	Estimated Cost	Cycle	Estimated Cost	Priority
Component	Total	(Years)		FY		(Yrs)		
Туре								
Exterior Exterior Walls								
Concrete Masonry Unit	38%			LIFE	* *	5	\$20,500	
Concrete Masonry Unit		Now	\$37,600	LIFE	* *	5	\$2,700	
Concrete Wasoniy Onit			ent : Moderate, A		ted : 15%	3	\$2,700	
					Adjacent To Gene	erator		
			l, Extent : Modera	-	-			
					Adjacent To Gene	erator		
Glass Block	5%	. ,, est i etc	2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2	LIFE	**	5	\$2,700	
Glass Block		arvation F	xtent : Light, Area			3	\$2,700	
			xieni . Ligni, Area cade At Stairs	Ајјестеи	. 100/0			
				ulated F	ritted Glass Panels	,		
M-4-1/Cl Cout W-11		ion . Comp	onem Actually Ins		* *		\$40,400	
Metal/Glass Curt Wall	25% 5%			LIFE 2054	**	5 5 10	\$40,400 \$20,700	
Metal Panel					* *	5-10	\$29,700	
Metal Sect. OHD	2%			2045	* *	5 5	\$5,400	
Granite Panels Windows	20%			LIFE		3	\$12,900	
Windows Aluminum	95%			2044	* *	_	¢4.000	
	93% 5%			2044	* *	5 10	\$4,800 \$1,600	
Metal Louvers	370			2041		10	\$1,600	
Parapets Concrete Masonry Unit	25%			LIFE	* *	5	\$2,300	
Metal/Glass Curt Wall	10%			2054	* *	5	\$3,100	
Metal Panel	5%			2054	* *	5	\$1,600	
Metal Rail	5%			2045	* *	5-10	\$7,200	
Metal: Cage/Fence	10%			2045	* *	5-10	\$6,200	
Granite Panels	10%			LIFE	* *	5	\$900	
Stucco Cement	35%			2045	* *	5	\$7,200	
Roof	3370			2043			Ψ1,200	
Metal Panel	50%			2045	* *	10	\$34,800	
Modified Bitumen	30%	4+	\$8,200	2036	* *	10	Ψ5 1,000	
Wiediffed Bitainen			t, Area Affected :					
		_	Roof Where Gener		ocated			
Plaza Roof: Stone Panel				2048	* *			
Skylight, Metal/Glass	10%			2054	* *	10	\$12,700	
Soffits	1070			2034		10	Ψ12,700	
Metal Panel	100%			2054	* *	5-10	\$39,700	
Interior	10070			2031		3 10	ψ37,700	
Floors								
Carpet	30%			2029	\$451,600	3	\$50,200	
Cast in Place Concrete	15%			LIFE	**	5	\$36,600	
Ceramic Tile	5%			2041	* *	5	\$5,600	
Sheet Vinyl/Rubber	40%	4+	\$70,000	2033	* *	5	\$33,400	
Ž			tent : Light, Area		15%			
	_	: Office Co	-	•				
Terrazzo	10%			LIFE	* *	5	\$8,700	
1 411 411	1070						Ψ0,700	

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

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

Asset #: 13852

Architecture		Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior							
Interior Walls							
Ceramic Tile	3%		2041	* *	5	\$2,800	
Glass: Single Pane	5%		LIFE	* *	5	\$3,500	
Gypsum Board	70%		LIFE	* *	5	\$39,200	
Metal Panel	10%		LIFE	* *			
Granite Panels	2%		LIFE	* *			
Wood	10%		LIFE	* *	5	\$37,300	
Ceilings							
AcousTileSusp.Lay-In	55%		2045	* *	5	\$61,300	
Exposed Struc: Steel	5%		LIFE	* *			
Gypsum Board	20%		LIFE	* *	5	\$27,900	
Plywood/Hardboard	20%		2054	* *	1		
Site Pavements							
Public Sidewalk							
Cast in Place Concrete	100%	0-2 \$22,200	2041	* *			
	Cracking/	Crumbling, Extent : Moderate	, Area Ą	ffected : 25%			

Location: Adjacent To Main Entrance

Electrical Current Repair Future Replacement Maintenance System Fail Date Estimated Cost Year Estimated Cost Cycle Estimated Cost **Priority** % of Component (Years) **Total** FY (Yrs) Type Under 600 Volts Service Equipment Fused Disc Sw 100% 2048 5 \$300 Other Observation, Extent: Light, Area Affected: 100% Location: Electrical Room Explanation: Main Service Switch Rated At 4000 Amperes Transformers 5 Dry Type 100% 2041 \$300 Other Observation, Extent: Light, Area Affected: 100% Location: Electrical Room Explanation: 45 Kilovolt-ampere, 208/120v Switchgear / Switchboard Fused Disc Sw 100% 2048 5 \$300 Other Observation, Extent: Light, Area Affected: 100% Location: Electrical Room Explanation: 6- Vertical Sections Raceway Conduit 100% 2048 Panelboards Fused Disc Sw 10% 2044 5 \$200 Molded Case Bkrs 90% 2044 5 \$1,800 Wiring 100% 2048 Thermoplastic 1

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

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

Asset #: 13852

Electrical	Current Re	epair Futur	e Replacement	M		
System Component Type	% of Fail Date I Total (Years)	Estimated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts Motor Controllers Locally Mounted Variable Frequency Drive	10% 90%	2041 2041	* *	5	\$100	
Ground Grounding Devices Generic	100%	LIFE	* *	5	\$1,100	
Stand-by Power Transfer Switches Automatic	100%	2041	* *	1	\$22,900	
Generators Diesel	Location: Roof	2037 tent : Light, Area Affected ency Generator Rated At 5		1	\$28,800	
Batteries Lead/Acid	100%	2022	\$1,600	5	\$2,800	
Fuel Storage Main Tank	100%	2056 tent : Light, Area Affected	* *	5	\$2,200	
Lighting Interior Lighting Fluorescent	70%	2033 es, Extent : Light, Area Aff	* * ected : 100%	10	\$47,800	
Fluorescent	30% Other Observation, Ext Location : Throughou	2033 tent : Light, Area Affected	**	10	\$20,500	
Egress Lighting Emergency, Service Exit, LED	50% 50%	2033 2056	* *	1 1		
Exterior Lighting HID No Component	20% 80%	2033	**	10		
Lightning Protection Arresters/Cabling Generic	100%	2056	* *	5	\$2,200	
Alarm Security System No Component Generic	Location : Reading A	2033 tent : Light, Area Affected reas, Basement And Hallv Surveillance Cameras		1	\$19,500	

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

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

Asset #: 13852

Electrical	Current Repair	Future Replacem	ent	M	aintenance	
System Component Type	% of Fail Date Estimated Total (Years)	Cost Year Estimated FY	Cost	Cycle (Yrs)	Estimated Cost	Priority
Alarm						
Fire/Smoke Detection						
Generic, Digital	100%	2033	* *	1-3	\$47,300	
	Other Observation, Extent : Light	, Area Affected : 100%				
	Location: Throughout The Build	ding				
	Explanation : Strobe Lights, Ala	rm Bells, Manual Pull Stat	ions, S	Smoke De	etectors And Horns	

Mechanical	Current Repair	Current Repair Future Replacement		M		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating						
Energy Source						
Natural Gas	100%	2048	* *	1		
Conversion Equipment						
Hot Water Boiler	100%	2033	* *	1	\$36,800	
	Other Observation, Extent : Light, Area		: 100%		¥,	
	Location: Basement Boiler Room	55				
	Explanation: 9 Small Units					
Distribution						
Hot Wtr Piping/Pump	100%	2044	* *	4	\$3,700	
Terminal Devices						
Air Handler	70%	2033	* *	1	\$32,200	
Convector/Radiator	30%	2041	* *	1	\$7,200	
Air Conditioning						
Energy Source						
Electricity	100%	2044	* *	1		
Conversion Equipment						
Reciprocating	100%	2033	* *	1	\$34,500	
Compr/Chiller						
	R-22 Refrigerant, Extent : Light, Area	Iffected :	100%			
	Location: Roof					
	Other Observation, Extent : Light, Area	Affected	: 100%			
	Location: Roof					
	Explanation: 2 Multistacks Sets					
Distribution						
CW & CHW Wtr	100%	2048	* *	4	\$3,700	
Pipe/Pump						
Terminal Devices						
Air Handler/Cool/Ht	100%	2033	* *	1	\$46,100	
Heat Rejection						
Air Cooled Condenser	100%	2033	* *	2	\$51,900	
Unit						
Ventilation						
Distribution 1/D:cc	1000/	TIPE	* *	2.5	0.41.500	
Ductwork/Diffusers	100%	LIFE	* *	2-5	\$41,500	

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

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

Asset #: 13852

Mechanical	Current Repair	Repair Future Replacemen		ent Maintenance		
System Component Type	% of Fail Date Estima Total (Years)	ted Cost Year Est FY	imated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation						
Exhaust Fans						
Interior	90%	2033	* *	2	\$2,100	
Roof	10%	2033	* *	2	\$200	
Plumbing						
H/C Water Piping						
Brass/Copper	100%	2048	* *	1		
Water Heater						
Electric	100%	2026	\$65,000	4	\$700	
	Other Observation, Extent : L	ight, Area Affected : 10	0%			
	Location: Various Areas					
	Explanation: Units Installed	l Above Ceiling Panels				
Sanitary Piping						
Cast Iron	100%	LIFE	* *	1		
Storm Drain Piping						
Cast Iron	100%	LIFE	* *	1		
Sump Pump(s)						
Submersible	100%	2021	\$2,500	4	\$2,400	
Sewage Ejector(s)						
Electric	100%	2033	* *	4	\$4,400	
Backflow Preventer						
Generic	100%	2033	* *	1	\$4,600	
Fixtures						
Generic	100%					
Vertical Transport						
Elevators						
Geared Traction	100%	LIFE	* *			
	Other Observation, Extent: L.					
	Location: 2 Units From Cel	*	it From Cellai	r To 4th I	Floor	
	Explanation: 3 Units, 2 Pub	lic, 1 Staff				
Fire Suppression						
Standpipe						
No Component	50%					
Generic	50%	2048	**	1-5	\$19,500	
	Other Observation, Extent: Light, Area Affected: 50%					
	Location : Emergency Stairv	•				
	Explanation : Emergency Sta	airways Only				
Sprinkler	1000/	• • • • •	ala -4-		4.2 0.000	
Generic	100%	2048	* *	1-2	\$20,900	
Fire Pump	1000/					
Generic	100%	2037	* *	1	\$13,900	

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

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

Print Date: 12-Sep-2019 NEW YORK PUBLIC LIBRARY - FY 2020

Asset Name : CENTRAL RESEARCH LIBRARY STEPHEN A. SCHWARTZMAN BLDG

Address : 42 ST AND 5TH AVE. @ BRYANT PARK

Borough : MANHATTAN Agency's Number : N/A

Area Sq Ft : 646,680 Project Type : NEW YORK PUBLIC LIBRARY

Date of Survey : 23-Mar-2016 Landmark Status : INTERIOR & EXTERIOR LANDMARK

Areas Surveyed : Basement, Sub Basement, Roof, Floors 1,2,3,4

Block : 1257 Lot : 1 BIN : 1034194

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$414,800	\$1,385,600
Interior Architecture	\$975,500	\$4,800,500
Electrical	\$3,005,000	\$5,209,200
Mechanical	\$1,807,800	\$19,911,300
Total	\$6,203,100	\$31,306,600
Importance Code A	\$1,217,400	\$1,443,600
Importance Code B	\$4,985,700	\$27,341,400
Importance Code C		\$2,521,600
Total	\$6,203,100	\$31,306,600

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture		\$11,200		
Interior Architecture	\$30,700	\$61,900	\$45,500	\$17,000
Electrical	\$60,000	\$94,800	\$52,500	\$52,900
Mechanical	\$220,400	\$310,500	\$223,700	\$276,800
Elevators/Escalators	\$23,700	\$23,700	\$23,700	\$23,700
Total	\$334,700	\$502,000	\$345,300	\$370,400
Importance Code A	\$28,200	\$38,100	\$25,600	\$26,300
Importance Code B	\$306,500	\$463,900	\$319,800	\$344,100
Importance Code C				
Total	\$334,700	\$502,000	\$345,300	\$370,400



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

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

Asset #: 1924

Architecture		Current Repair		Future Replacement		laintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior							
Exterior Walls							
Masonry: Marble	98%		LIFE	* *	5	\$218,600	
Window Wall	2%		2047	* *	5	\$22,300	
Windows							
Bronze/Brass	100%		2035	* *	5	\$492,800	
Parapets							
Masonry: Marble	95%		LIFE	* *	5	\$84,500	
Metal Rail	5%		2032	* *	5-10	\$63,800	
Roof	6001		20.45	* *	1.0	#27 / 000	
Copper/Terne	60%		2042		10	\$376,000	
		ervation, Extent : Light, Are	a Affectea	l : 30%			
		: Lower Roof	C	7			
TD3 64 /D		tion : Sealed With A Rubbery			1.0	010 700	
IRMA/Protected	5%		2027	\$114,900	10	\$12,500	
Membrane	50/		2040	* *	10	#22 000	
Metal Panel	5% 15%		2040	* *	10 10	\$23,000	
Modified Bitumen	15%		2035 2027	\$228,300	10	\$37,600 \$12,500	
Single Ply Membrane	5% 5%		2027	\$228,300 * *	10	\$12,300 \$41,800	
Skylight, Metal/Glass	_	pair Evident, Extent : Light,			10	\$41,800	
		: Bartos Room	лгеи лује	ciea . 10070			
Sloped Glazing	5%		LIFE	* *	5	\$167,100	
Interior							
Floors							
Carpet	10%		2026	\$1,335,000	3	\$136,400	
Cast in Place Concrete	5%		LIFE	* *	5	\$99,400	
Ceramic Tile	3%		2036	* *	5	\$27,300	
Cork Tile	7%		2037	* *	5	\$55,700	
Marble Panels		Now \$852,500	LIFE	* *	5	\$306,900	
	_	Crumbling, Extent : Moderai	e, Area A	ffected : 10%			
	Location	: Corridors					
Quarry Tile	5%		2032	* *	5	\$68,200	
Vinyl Tile	15%		2027	\$1,333,900	3	\$68,200	
Wood	10%		2042	* *	5	\$170,500	
	•	Progress, Extent: Light, Ar	ea Affecte	ed : 100%			
	Location	: Main Reading Room					

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

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

Asset #: 1924

Architecture	Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior							
Interior Walls							
Ceramic Tile	5%		2030	\$1,853,200	5	\$58,400	
Concrete Masonry Unit	5%		LIFE	* *	5	\$23,400	
Glass: Single Pane	5%		LIFE	* *	5	\$43,800	
Gypsum Board	5%		LIFE	* *	5	\$35,000	
Metal Panel	5%		LIFE	* *			
Marble Panels	30%		LIFE	* *			
Plaster	25%		LIFE	* *	5	\$87,600	
Plaster	10%		LIFE	* *	5	\$35,000	
Wood	10%		LIFE	* *	5	\$467,000	
	Location	servation, Extent : Moderate, 2 n : Main Reading Room tion : Repairs In Progress	Area Affe	ected : 100%			
Ceilings	<i>T</i>						
AcousTileConcealSpLn	5%		2032	* *	5	\$75,600	
AcousTileSusp.Lay-In	5%		2040	* *	5	\$60,500	
Exposed Concrete	12%		LIFE	* *	5	\$22,700	
•	Location	servation, Extent : Light, Area 1 : Area Under Bryant Park tion : Stack / Archive Storage	Affected	: 100%			
Exposed Struc: Steel	8%		LIFE	* *			
•	Location	servation, Extent : Light, Area n : Below Main Reading Room tion : Book Stacks		: 100%			
Masonry: Infill Arch	5%		LIFE	* *			
Masonry: Marble	15%		LIFE	* *	1		
Metal Panel	5%		LIFE	* *	5	\$75,600	
Plaster	33%		LIFE	* *	5	\$249,400	
	Repairs in	Progress, Extent : Light, Area : Main Reading Room		d : 35%		, , , , ,	
Plaster	12%		LIFE	* *	5	\$90,700	

Electrical	trical Current Repair			M		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estima FY	ted Cost	Cycle (Yrs)	Estimated Cost	Priority
ver 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2057	* *	3	\$2,800	
	Other Observation, Extent: Moderate, A	Area Affected : 10	00%			
	Location : Electrical Room					
	Explanation: Two 3000 Ampere Main	Disconnect Swite	ches			
Transformers	•					
Dry Type	100%	2047	* *	3	\$3,600	
<i>y y</i> 1	Other Observation, Extent : Moderate, Area Affected : 100%					
	Location : Electrical Room					
	Explanation: Two 750 Kilovolt-amper	re, 208 Pri 10kv -	480/277	Sec		

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

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

Asset #: 1924

			Asset # . I	<u> </u>				
ectrical		Current	Repair	Futur	e Replacement	M	aintenance	
stem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priori
er 600 Volts								
Feeders								
Cable	100%			2052	* *	1		
Raceway								
Conduit	100%			2057	* *	1		
der 600 Volts								
Service Equipment								
Fused Disc Sw	60%			2057	* *	5	\$1,700	
			Extent : Moderate, 2	4rea Affe	ected : 100%			
		: Electric						
	Disconn	tion : One ect Switche	2500 Ampere, One es	2000 An	pere And Two 120		e Main	
Fused Disc Sw	40%			2027	\$58,000	5	\$1,100	
			Extent : Moderate, 2	Area Affe	ected : 100%			
	Location	: Electric	al Room					
	Explana	tion : One	1600 Ampere And	Two 1200) Ampere Main Dis	sconnect	Switches	
Transformers								
Dry Type	100%			2025	\$18,200	5	\$2,400	
			Extent : Moderate, 2	4rea Affe	ected : 100%			
		: Electric						
			Kilovolt-ampere, 1		lt-ampere, 93 Kilo	volt-amp	pere, 75	
	Kilovolt-	ampere 48	30/277 Pri - 208/12	0 Sec				
Switchgear / Switchboard	600/			2055	* *	_	41.700	
Fused Disc Sw	60%			2057		5	\$1,700	
Fused Disc Sw	40%			2027	\$179,900	5	\$1,100	
Raceway	600/			2025	# 21 0.000			
Conduit	60%			2027	\$310,800	1		
Conduit	40%			2057	* *	1		
Panelboards						_	*	
Fused Disc Sw	5%			2026	\$15,500	5	\$700	
Fused Disc Sw	10%			2052	* *	5	\$1,500	
Molded Case Bkrs	30%			2052	**	5	\$5,100	
Molded Case Bkrs	55%			2026	\$170,200	5	\$9,400	
Wiring								
Braided Cloth	20%	2-4	\$103,900	2052	**	1		
		-	ent : Moderate, Are	a Affecte	ed: 100%			
	Location	: Old Sec	tions					
Thermoplastic	50%			2027	\$259,800	1		
Thermoplastic	30%			2057	* *	1		
Motor Controllers								
Locally Mounted	10%			2025	\$139,000	5	\$400	
Motor Control Center	60%			2025	\$205,400	5	\$10,600	
Motor Control Center	20%			2047	* *	5	\$3,500	
Variable Frequency	10%			2047	* *			
Drive								

Ground

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

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

Asset #: 1924

Electrical	Current Repair	Future	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estimated Co. Total (Years)	st Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ground		•				•
Grounding Devices						
Generic	50%	LIFE	* *	5	\$4,800	
Generic	50%	LIFE	* *	5	\$4,800	
Stand-by Power						
Transfer Switches	1000/		ماد ماد		4400.000	
Automatic	100%	2032	* *	1	\$199,000	
Generators	1000/	2020	#40.000		#250 400	
Diesel	100% Other Observation, Extent: Moderat Location: Generator Room Explanation: One 500 Kilowatt	2030 e, Area Affec	\$48,000 eted : 100%	1	\$250,400	
Batteries	•					
Nickel Cadmium	100%	2021	\$1,700	5	\$144,100	
Fuel Storage						
Day Tank	50%	2035	* *	5	\$60,000	
	Other Observation, Extent: Moderat Location: Generator Room Explanation: One 30 Gallon	e, Area Affec	eted : 100%			
Main Tank	50%	2042	* *	5	\$9,500	
	Other Observation, Extent: Moderat Location: Generator Room Explanation: One 600 Gallon Cap		eted : 100%			
Lighting						
Interior Lighting						
Fluorescent	50% Other Observation, Extent: Light, An Location: Offices Explanation: T-8 Lamps	2032 rea Affected .	**	10	\$296,600	
Fluorescent	10%	2032	* *	10	\$59,300	
Fluorescent	Other Observation, Extent: Moderat Location: Reading Area And Audit Explanation: Compact Fluorescen	te, Area Affec torium		10	\$39,300	
Fluorescent	25%	2027	\$1,862,000	10	\$148,300	
	Other Observation, Extent : Light, An Location : Offices Explanation : T-12 Lamps					
Fluorescent	5%	2032	* *	10	\$29,700	
	Other Observation, Extent : Light, An Location : Offices Explanation : T-5 Lamps	rea Affected .	100%			
Incandescent	10%	2027	\$744,800	2	\$1,400	
Egress Lighting			Ψ. 11,000		Ψ1,100	
Emergency, Service	30%	2032	* *	1		
Emergency, Battery	20%	2032	* *	10	\$31,200	
Exit, LED	30%	2055	* *	1	-	
Exit, Service	20%	2027	\$21,200	1		

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

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

Asset #: 1924

Electrical	Current Repair	Future	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estima Total (Years)	ted Cost Year I FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting						
Exterior Lighting						
Fluorescent	100%	2022	\$2,384,300	10	\$59,200	
	Other Observation, Extent: 1	Aoderate, Area Affect	ted : 100%			
	Location : Outside Light Po	oles				
	Explanation: Compact Flu	orescent Lamps				
Alarm						
Security System						
No Component	90%					
Generic	10%	2027	\$225,000	1	\$24,200	
Fire/Smoke Detection						
No Component	90%					
Generic, Analog	10%	2027	\$770,400	1-3	\$41,100	

Mechanical		Current Repair	Future Replacement		M		
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating							
Energy Source							
Utility Steam	90%		2037	* *	1		
Electricity	10%		2037	* *	1		
Conversion Equipment							
Heat Exchanger, Plate &	80%		2023	\$802,600	1	\$255,800	
Frame							
Pres. Reducing	10%		2036	* *	5	\$3,800	
Valve/LP Steam							
No Component	10%						
Distribution							
Hot Wtr Piping/Pump	50%		2035	* *	4	\$15,900	
Central Plant Steam	50%		2037	* *	4	\$23,900	
Piping/Pmp							
Terminal Devices							
Air Handler	45%		2027	\$3,967,700	1	\$180,000	
Convector/Radiator	40%		2032	* *	1	\$83,500	
Fan Coil Unit/Heat	10%		2027	\$939,100	1	\$20,900	
Unit Heater - Steam	5%		2035	* *	4	\$3,000	
Air Conditioning							
Energy Source							
Electricity	100%		2035	* *	1		

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

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

Asset #: 1924

Mechanical		Current Repair	Futur	e Replacement	М	aintenance	
System	% of	Fail Date Estimated Cost		Estimated Cost		Estimated Cost	Priority
Component	Total	(Years)	FY	Estimated Cost	(Yrs)	Estimated Cost	11101111
Type		,					
Air Conditioning Conversion Equipment							
Conversion Equipment Centrifugal, Elec Chiller	35%		2030	\$2,759,600	1	\$244,900	
Centinugai, Elec Chiner		servation, Extent : Light, Area			1	\$244,900	
		i : Basement	Пуссиси	. 5570			
		tion : R123 Refrigerant					
Centrifugal, Elec Chiller			2042	* *	1	\$244,900	
Centificial, Lice Chiner		efrigerant, Extent : Light, Area		H · 100%	1	Ψ244,700	
		ı : Lower Engine Room	11)) 00100	. 100/0			
Reciprocating	20%		2027	\$1,182,700	1	\$60,000	
Compr/Chiller	2070		2027	\$1,162,700	1	\$00,000	
Compil Cimici	R-22 Refr	igerant, Extent : Light, Area A	ffected :	20%			
	-	a : Basement	.,				
No Component	10%						
Distribution	1070						
CW & CHW Wtr	90%		2037	* *	4	\$43,000	
Pipe/Pump					•	4 .2,000	
No Component	10%						
Terminal Devices							_
Air Handler/Cool/Ht	90%		2027	\$6,329,200	1	\$359,900	
No Component	10%						
Heat Rejection							
Water Cooling Tower	90%		2028	\$2,141,600	2	\$585,700	
No Component	10%						
Dehumidifier							
Not Accessible	100%						
Ventilation							
Distribution Ductwork/Diffusers	100%		LIFE	* *	2.5	\$360,600	
Exhaust Fans	10070		LIFE		2-5	\$300,000	
Interior	90%		2027	\$2,230,800	2	\$17,800	
Roof	10%		2027	\$115,700	2	\$2,000	
Plumbing	1070		2021	Ψ113,700		\$2,000	
H/C Water Piping							
Brass/Copper	100%		2037	* *	1		
Water Heater							
Electric	100%		2022	\$613,800	4	\$5,600	
HW Heat Exchanger							
Steam Fired	100%		2037	* *	4	\$95,900	
Sanitary Piping							
Cast Iron	100%		LIFE	**	1		
Storm Drain Piping				_			
Cast Iron	100%		LIFE	* *	1		
Sump Pump(s)	1000		2022	440640	,	4.5 0.50	
Non-Submersible	100%		2022	\$106,200	4	\$20,500	
Sewage Ejector(s)	1000/		2022	#200 700	4	#20.000	
Electric	100%		2022	\$200,700	4	\$38,600	

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

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

Asset #: 1924

Mechanical	Current Repair	Future Replace	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estimated Co Total (Years)	ost Year Estimate FY	ed Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing						
Backflow Preventer						
No Component	50%					
Generic	50%	2032	* *	1	\$19,800	
Fixtures						
Generic	100%					
Vertical Transport						
Elevators						
Geared Traction	80%	LIFE	* *			
	Location: 3 Units From Ground, Freight Unit From 1st To 3rd Floo Explanation: 5 Units		iit From	1st To 31	rd Floor, 1	
Hydraulic	20%	LIFE	* *			
Hydraulic	20% Other Observation, Extent: Light, A Location: Basement To Attic Explanation: 1 Unit		* *			
Hydraulic Fire Suppression	Other Observation, Extent : Light, A Location : Basement To Attic		* *			
	Other Observation, Extent : Light, A Location : Basement To Attic		* *			
Fire Suppression	Other Observation, Extent : Light, A Location : Basement To Attic		**	1-5	\$326,100	
Fire Suppression Standpipe	Other Observation, Extent : Light, A Location : Basement To Attic Explanation : 1 Unit	Area Affected : 20%		1-5	\$326,100	
Fire Suppression Standpipe Generic	Other Observation, Extent : Light, A Location : Basement To Attic Explanation : 1 Unit	Area Affected : 20%		1-5	\$326,100	

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

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

Page: 71

Print Date: 12-Sep-2019 NEW YORK PUBLIC LIBRARY - FY 2020

Asset Name : CHATHAM SQUARE BRANCH LIBRARY
Address : 33 EAST BROADWAY @CATHERINE ST.

Borough : MANHATTAN Agency's Number : C01

Area Sq Ft : 14,038 Project Type : NEW YORK PUBLIC LIBRARY

Date of Survey : 18-May-2017 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,2,3,PEN

Block : 280 Lot : 44 BIN : 1003425

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Interior Architecture		\$66,000
Electrical		\$148,700
Mechanical		\$217,000
Total		\$431,700
Importance Code A		\$42,900
Importance Code B		\$388,800
Total		#421 F00

Total \$431,700

Total	\$32,600	\$6,300	\$20,700	\$9,000
Importance Code C	\$900			
Importance Code B	\$24,700	\$5,600	\$8,300	\$8,100
Importance Code A	\$7,000	\$700	\$12,400	\$900
Total	\$32,600	\$6,300	\$20,700	\$9,000
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Site Pavements	\$600			
Mechanical	\$900	\$1,200	\$2,100	\$1,400
Electrical	\$1,600	\$1,200	\$1,400	\$1,400
Interior Architecture	\$19,200		\$1,600	\$2,000
Exterior Architecture	\$6,300		\$11,700	\$200
EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024



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

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

NEW YORK PUBLIC LIBRARY - 035 CHATHAM SQUARE BRANCH LIBRARY

Asset #: 13325

Architecture	Current Repair Future Replacement Maintenance							
System	-			-				
Component	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Туре	Total	(Tears)		r i		(118)		
Exterior								
Exterior Walls								
Masonry: Brick	52%			LIFE	* *	5	\$9,400	
Masonry: Granite	5%			LIFE	* *	5	\$700	
Masonry: Limestone	35%			LIFE	* *	5	\$4,700	
Slate Panels	3%			LIFE	* *	5	\$400	
Stucco Cement	5%			2033	* *	5	\$2,300	
Windows								
Aluminum	70%			2036	* *	5	\$1,400	
Aluminum	25%			2044	* *	5	\$500	
			xtent : Light, Area	Affected	! : 100%			
		: Rear Fac						
	Explana	tion : Prote	ctive Metal Grilles	ī				
Metal Louvers	5%			2031	* *	10	\$600	
Parapets								
Cast Stone/Terra Cotta	5%			LIFE	* *	5	\$1,000	
Concrete Masonry Unit	10%			LIFE	* *	5	\$300	
Masonry: Brick	50%			LIFE	* *	5	\$1,300	
Masonry: Limestone	23%	4+	\$5,000	LIFE	* *	5	\$800	
	Worn/Ero	ded, Extent	: Moderate, Area	Affected	: 20%			
	Location	: Street Fo	ıcade					
Metal Panel	3%			2048	* *	5	\$300	
Metal Rail	5%			2033	* *	5-10	\$2,400	
Metal Security Bars	2%			2056	* *			
Metal: Cage/Fence	2%			2033	* *	5-10	\$400	
Roof								
Modified Bitumen	100%			2033	* *	10	\$8,800	
nterior								
Floors								
Carpet	5%	4+	\$700	2027	\$14,200	3	\$1,600	
	Wrinkling	Extent : M	loderate, Area Affe	cted : 5%	6			
	Location	: Children	s Reading Area - 3	rd Floor	·			
Ceramic Tile	5%			2041	* *	5	\$1,100	
Marble Panels	2%			LIFE	* *	5	\$300	
Sheet Vinyl/Rubber	10%			2028	\$66,000	5	\$3,200	
Vinyl Tile	58%			2033	* *	3	\$6,100	
Wood	20%	4+	\$14,700	2056	* *	5	\$3,900	
			Extent : Moderate,		fected : 20%	-	4-9	
			out 3rd Floor Publ					
Interior Walls								
Ceramic Tile	5%			2031	* *	5	\$1,800	
Glass: Single Pane	5%			LIFE	* *	5	\$1,400	
Marble Panels	2%			LIFE	* *		4-,0	
Plaster	83%			LIFE	* *	5	\$9,100	
Wood	5%			LIFE	* *	5	\$7,300	

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

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

NEW YORK PUBLIC LIBRARY - 035 CHATHAM SQUARE BRANCH LIBRARY

Asset #: 13325

Architecture	Cu	rrent Repair	Future Replacement		Maintenance			
System Component Type		Date Estimated Cost ears)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Interior								
Ceilings								
AcousTileSusp.Lay-In	5% 4	+ \$900	2033	* *	5	\$500		
		lging, Extent : Moderate, sement, Staff Areas	Area Afj	fected : 15%				
	Staining/Disco	loring, Extent : Moderate	, Area Ą	ffected : 15%				
	Location : Ba	sement, Staff Areas						
Plaster	95%		LIFE	* *	5	\$12,500		
Site Enclosure								
Free Standing Walls								
Masonry: Brick	100%		2038	* *				
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100% 0	-2 \$600	2033	* *				
	11 0	rd, Extent : Moderate, Ar oximate To Main Entrand	00	ted : 5%				
Activity Yard								
Cast in Place Concrete	100%		2033	* *				

lectrical	Current Repair	Future Repla	cement	М	aintenance	
ystem Component Type	% of Fail Date Estimat Total (Years)	ed Cost Year Estima FY	ited Cost	Cycle (Yrs)	Estimated Cost	Priorit
nder 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2038	* *	5	\$100	
	Other Observation, Extent : Me	oderate, Area Affected : 1	00%			
	Location : Electrical Room					
	Explanation : Main Service S	witch Rated At 800 Ampe	res.			
Switchgear / Switchboard						
Molded Case Bkrs	100%	2038	* *	5	\$400	
	Other Observation, Extent : Me	oderate, Area Affected : 1	00%			
	Location : Electrical Room					
	Explanation: 1- Vertical Sec	tion				
Raceway						
Conduit	100%	2038	* *	1		
Panelboards						
Fused Disc Sw	10%	2036	* *	5		
Molded Case Bkrs	90%	2036	* *	5	\$300	
Wiring						
Thermoplastic	100%	2038	* *	1		
Motor Controllers						
Locally Mounted	100%	2033	* *	5	\$100	
round					· · · · · ·	
Grounding Devices						
Generic	100%	LIFE	* *	5	\$200	

Lighting

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

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

NEW YORK PUBLIC LIBRARY - 035 CHATHAM SQUARE BRANCH LIBRARY

Asset #: 13325

Electrical	Current Repair	Futur	e Replacement	M	laintenance	
System Component Type	% of Fail Date Estimated Cos Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting						
Interior Lighting						
Fluorescent	80%	2028	\$119,000	10	\$10,300	
	T-8 Lamps And Fixtures, Extent: Mod		a Affected : 100%			
	Location : Throughout The Building	5				
Fluorescent	20%	2028	\$29,700	10	\$2,600	
	Compact Fluorescent Light, Extent:	Moderate, A		0%		
	Location: Reading Areas And Hally	ways				
Egress Lighting						
Emergency, Battery	50%	2028	\$10,000	10	\$1,700	
Exit, LED	50%	2043	* *	1		
Exterior Lighting						
HID	10%	2028	\$5,600	10		
No Component	90%					
Alarm						
Security System						
No Component	30%					
Generic	70%	2036	* *	1	\$3,700	
	Other Observation, Extent : Light, Ar	ea Affected	: 100%			
	Location : Reading Areas And Hall	ways				
	Explanation: CCTV Surveillance C	ameras				
Fire/Smoke Detection						
Generic, Digital	100%	2036	* *	1-3	\$8,900	
	Other Observation, Extent : Light, Ar		: 100%			
	Location : Throughout The Building	5				
	Explanation: Strobe Lights, Manua	l Pull Statio	ons, Alarm Bells, S	Smoke De	etectors And Horns	

Mechanical	Current Repair	Future	Replacement	М	aintenance	
System Component Type	% of Fail Date Estimated C Total (Years)	Cost Year I	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating						
Energy Source						
Natural Gas	100%	2038	* *	1		
Conversion Equipment						
Furnace	60%	2028	\$19,700	1	\$4,200	
	Other Observation, Extent : Light, Location : Roof Explanation : 6 Rooftop Package	50	60%			
Hot Water Boiler	40%	2026	\$42,900	1	\$2,800	
	Other Observation, Extent : Light,	Area Affected :			. ,	
	Location : Basement Boiler Room	ı				
	Explanation: 1 Old Set Unit - 3 I	Boilers				
Distribution						
Hot Wtr Piping/Pump	40%	2036	* *	4	\$300	
No Component	60%					

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

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

NEW YORK PUBLIC LIBRARY - 035 CHATHAM SQUARE BRANCH LIBRARY

Asset #: 13325

\$1,800	Priority
\$1,800	
\$1,800	
\$1,800	
\$900	
\$7,800	
\$400	
\$100	
\$800	
	\$7,800 \$400 \$100

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

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

Print Date: 12-Sep-2019 NEW YORK PUBLIC LIBRARY - FY 2020

Asset Name : CLASON'S POINT BRANCH LIBRARY

Address : 1215 MORRISON AVE. @WESTCHESTER AVE.

Borough : BRONX Agency's Number : C02

Area Sq Ft : 9,644 Project Type : NEW YORK PUBLIC LIBRARY

Date of Survey : 10-May-2016 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1

Block : 3777 Lot : 62 BIN : 2025381

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$216,000	\$360,100
Electrical		\$154,400
Mechanical	\$64,300	
Total	\$280,400	\$514,500
Importance Code A	\$216,000	\$360,100
Importance Code B	\$64,300	\$154,400
Total	\$280,400	\$514,500

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$12,500		\$10,100	
Interior Architecture	\$300		\$1,600	\$6,500
Electrical	\$1,100	\$8,200	\$900	\$1,100
Mechanical	\$48,500	\$4,700	\$6,100	\$3,100
Total	\$62,400	\$12,900	\$18,700	\$10,700
Importance Code A	\$13,000	\$600	\$10,600	\$500
Importance Code B	\$49,300	\$12,300	\$8,100	\$10,200
Importance Code C	\$200			
Total	\$62,400	\$12,900	\$18,700	\$10,700



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

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

Asset #: 13326

Architecture	Current Repair		Future Replacement		Maintenance			
System Component Type	% of Total	Fail Date E (Years)	stimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	58%			LIFE	* *	5	\$7,800	
Masonry: Brick	2%	4+	\$900	LIFE	**	5	\$300	
		Crumbling, E. : North Face	xtent : Light, Ar ude	ea Affecto	ed : 2%			
Window Wall	_	olace Evident : West Facad	, Extent : Light, de	2053 Area Affa	* * Pected : 60%	5	\$20,200	
Windows								
Aluminum		-	\$2,900 ts, Extent : Ligh ens Missing Thr	-	* * ffected : 20%	5	\$700	
Parapets								
Masonry: Brick	10%			LIFE	* *	5	\$100	
Metal Panel		Now	\$6,900	2037	* *	5	\$800	1
		Deteriorated, : At Aluminu	Extent : Severe, m Copings	Area Aff	Sected : 75%			
Metal: Cage/Fence		-		2047 erate, Ar	* * rea Affected : 60%	5	\$300	
	Deformed/Location Deteriorate	Dented, Exte : Throughou ed Finish, Ex	t Roof Fencing nt : Severe, Arec t Roof Fencing tent : Severe, Ar					
	Location	: Throughou	t Roof Fencing					
Roof Modified Bitumen		2-4 xtent : Severe : Throughou	\$216,000 e, Area Affected t Roof	2027 : 75%	\$360,100			
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	* *	5	\$3,200	
Ceramic Tile	2%			2036	* *	5	\$300	
Vinyl Tile	88%			2032	* *	3	\$4,800	
Interior Walls	20/			2026	* *	-	Ф200	
Ceramic Tile	2%			2036	* *	5	\$300	
Concrete Masonry Unit	98%			LIFE		5	\$6,000	
Ceilings AcousTileSusp.Lay-In	90%			2044	* *	5	\$13,000	
Exposed Concrete	10%			LIFE	**	5	\$13,000	
Site Enclosure	1070			LILE	•	3	\$200	
Fence/Gates								
Chain Link	100%			2037	* *			
	100/0			2001				
Site Pavements								
Site Pavements Public Sidewalk								

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

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

Asset #: 13326

Architecture	Current Repai	r Futur	e Replacement	Maintenance	
System Component Type	% of Fail Date Esti Total (Years)	mated Cost Year FY	Estimated Cost	Cycle Estimated Cost (Yrs)	Priority
Site Pavements On-Site Walkways					
Cast in Place Concrete	100%	2040	* *		

Electrical	Cı	Current Repair Future		e Replacement	Maintenance		
System Component Type		il Date Estimated Cost Vears)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts							
Service Equipment							
Molded Case Bkrs	100%		2037	**	5	\$300	
		ation, Extent : Moderate, .	Area Affe	ected : 100%			
		lectrical Room					
	Explanation	: One 600 Amperes Servi	ce				
Switchgear / Switchboard	4000/			di di	_	4.4.0.0	
Molded Case Bkrs	100%		2037	* *	5	\$300	
Raceway							
Conduit	70%		2027	\$23,200	1		
Conduit	30%		2037	* *	1		
Panelboards							
Molded Case Bkrs	100%		2035	* *	5	\$300	
Wiring							
Thermoplastic	70%		2047	* *	1		
Thermoplastic	30%		2037	* *	1		
Motor Controllers							
Locally Mounted	70%		2025	\$11,200	5		
Locally Mounted	30%		2040	* *	5		
Ground							
Grounding Devices							
Not Accessible	100%						
Lighting							
Interior Lighting							
Fluorescent	80%		2032	* *	10	\$7,100	
		d Fixtures, Extent : Light,	Area Afj	fected : 100%			
	Location: T	hroughout					
Fluorescent	10%		2027	\$10,200	10	\$900	
	T-12 Lamps A	nd Fixtures, Extent : Ligh	t, Area A	ffected : 100%			
	Location: T	hroughout					
Incandescent	10%		2027	\$10,200	2		
Egress Lighting	1070			ψ10,200			
Emergency, Service	40%		2032	* *	1		
Exit, Service	60%		2032	* *	1		
Exterior Lighting	3070		2002				
HID	100%		2027	\$38,500	10		
Alarm	10070		2021	Ψ30,300	10		
Security System							
Generic	100%		2032	* *	1	\$3,600	
Generic	10070		2032		1	Ψ2,000	

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

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

Asset #: 13326

Electrical	Current	Repair Fu	uture Replace	ement	Maintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost Ye		ed Cost Cycl (Yrs		Priority
Alarm						<u></u>
Fire/Smoke Detection						
Generic, Digital	100%	20:	27 \$1	05,700 1-3	\$6,100	

Mechanical		Current Re	pair	Futur	e Replacement	М		
System Component Type	% of Total	Fail Date E (Years)	stimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source Natural Gas	100%			2047	* *	1		
Conversion Equipment Hot Water Boiler	100%			2040	* *	1	\$4,800	
Distribution Hot Wtr Piping/Pump	100%			2043	* *	4	\$500	
Terminal Devices Air Handler		led Life, Exter : Basement	nt : Moderate, Ai	2032 rea Affec	* * ted : 100%	1	\$2,400	
Convector/Radiator	60%			2040	* *	1	\$1,900	
Air Conditioning Energy Source	2270					-	+ - 1/- 00	
Electricity	100%			2043	* *	1		
Conversion Equipment Reciprocating	90%			2032	**	1	\$4,000	
Compr/Chiller Split Unit	10%			2032	* *			
Distribution	1070			2032				
Ductwork/Diffusers	100%			LIFE	* *	2	\$12,500	
Terminal Devices Air Handler/Cool/Ht		0-2 led Life, Exter : Basement	\$64,300 nt : Moderate, Ai	2032 rea Affec	* * ted : 100%	1	\$5,400	
Heat Rejection Dry Cooler No Component	90% 10%			2032	* *	2	\$6,000	
Ventilation Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$5,400	
Exhaust Fans Interior		0-2 led Life, Exter : Basement	\$12,200 nt : Moderate, An	2032 rea Affec	* * eted : 60%	2	\$100	
Roof	40%			2027	\$6,300	2	\$100	
Plumbing H/C Water Piping								
Galvanized Steel	100%			2040	* *	1		

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

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

l echanical	Current Repair	Future	Replacement	M	aintenance	
ystem Component Type	% of Fail Date Estim Total (Years)	ated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
umbing						
Water Heater						
Electric	100%	2026	\$8,400	4	\$100	
	Recent Replace Evident, Ext	ent : Light, Area Affec	cted : 100%			
	Location: Basement Mech	anical Room				
	Other Observation, Extent:	Light, Area Affected :	100%			
	Location : Basement Mech	anical Room				
	Explanation: Instantaneou	s Type Heater-No Sto	rage			
Sanitary Piping	•					
Cast Iron	100% 4+	\$35,000 LIFE	* *	1		
	Other Observation, Extent:	Moderate, Area Affec	ted : 100%			
	Location : Throughout	. 00				
	Explanation : Strong Sewa	ge Smell - Could Be U	Inderground Bred	ak In Pip	ing	
Storm Drain Piping	1	2				
Cast Iron	100%	LIFE	* *	1		
Sump Pump(s)						
Non-Submersible	100%	2022	\$1,500	4	\$300	
Fixtures						
Generic	100%					

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

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

Print Date: 12-Sep-2019 NEW YORK PUBLIC LIBRARY - FY 2020

Asset Name : COLUMBUS BRANCH LIBRARY
Address : 742 TENTH AVE. @W. 51 STREET

Borough : MANHATTAN Agency's Number : C03

Area Sq Ft : 11,554 Project Type : NEW YORK PUBLIC LIBRARY

Date of Survey : 01-Apr-2016 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,2

Block : 1060 Lot : 63 BIN : 1026706

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$277,300	\$16,900
Total	\$277,300	\$16,900
Importance Code A	\$277,300	\$16,900
Total	\$277,300	\$16,900

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$56,000	\$100		
Interior Architecture	\$3,400		\$1,800	\$1,700
Electrical	\$100	\$12,200	\$300	\$100
Mechanical	\$1,000	\$1,200	\$2,200	\$1,200
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$64,500	\$17,400	\$8,200	\$6,900
Importance Code A	\$56,600	\$700	\$600	\$600
Importance Code B	\$7,900	\$16,700	\$7,600	\$6,400
Importance Code C				
Total	\$64,500	\$17,400	\$8,200	\$6,900



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

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

Architecture	Current Re	pair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date E Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior							
Exterior Walls							
Masonry: Brick	40% Now Diagonal Cracks, Exten Location: Corners	\$73,800 nt : Moderate, Ar	LIFE ea Affect	* * red : 10%	5	\$11,600	
	Int Mortar Miss/Erod, I	Extent : Moderat	e, Area A	Affected : 50%			
	Location : East Facad						
	Patching Evident, Extended Location: East Facad		ea Affeci	ted : 30%			
	Worn/Eroded, Extent : A Location : East Facad		Affected .	25%			
Masonry: Granite	5%		LIFE	* *	5	\$1,100	
Masonry: Limestone	50% Now	\$166,900	LIFE	* *	5	\$10,800	
	Jnt Mortar Miss/Erod, I Location: Over Main	-	ea Affec	ted : 10%			
	Staining/Discoloring, E. Location: Street Face		, Area A <u>j</u>	ffected : 15%			
Stucco Cement	5% Now Cracking/Crumbling, E. Location: Bulkheads	\$4,400 extent : Moderate	2032 , Area A <u>j</u>	* * fected : 10%	5	\$1,800	
	Diagonal Cracks, Exten Location: Bulkheads	nt : Moderate, Ar	ea Affect	ed : 10%			
Windows							
Aluminum	68% Now Ctrwt/Balnc Not Funct, Location: Throughou Hardware Missing, Exte	t			5	\$1,400	
	Location: Throughou		11 cu 11,5 c	2070			
Aluminum	30%		2035	* *	5	\$1,300	
	Other Observation, Exte Location : Street Leve	-	Affected	: 100%			
	Explanation: Protecti	ive Metal Grilles					
Metal Louvers	2%		2036	* *	10	\$500	

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

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

Architecture	Current F	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior							
Parapets					_	***	
Masonry: Brick	15% Now	\$2,300	LIFE	**	5	\$200	
	Diagonal Cracks, Ext Location : Street Fo			rea : 20%			
	Spalling, Extent: Mo	,	-	<u> </u>			
	Location : Through	**	ieu . 2570	,			
	Other Observation, E		Affected	: 100%			
	Location : 50 Interi	-					
	Explanation : Stuce	o Finish					
Masonry: Brick	45% Now	\$34,300	LIFE	* *	5	\$600	1
·	Diagonal Cracks, Ex		Affected	: 15%			
	Location: Interior	Face Of Parapet					
	Jnt Mortar Miss/Eroc		Area Affe	cted : 50%			
	Location : Through						
	Loose Units, Extent:	-	ffected:	15%			
	Location : Rear Fac			165-4-1 · 200/			
	Miss/Damaged Flash Location : Through	-	erate, Ar	еа Ајјестеа : 20%			
	Spalling, Extent : Sev		. 50%				
	Location : Through		. 50/0				
	Vertical Cracks, Exte		ea Affecte	d : 10%			
	Location : Corners		33				
Masonry: Limestone	10% Now	\$13,800	LIFE	* *	5	\$200	
,	Jnt Mortar Miss/Erod			Affected : 25%		•	
	Location : Coping						
	Caulking Deteriorate	d, Extent : Moderd	ate, Area	Affected : 25%			
	Location: Coping						
	Vegetation Growth, E		Area Affe	ected : 20%			
	Location : Through			/			
	Worn/Eroded, Extent		Affected .	: 25%			
	Location : Through	out					
Metal Panel	5%	Φ	2047	* *	5	\$200	
Metal: Cage/Fence	25% Now	\$6,600	2047	**	5	\$1,000	
	Corrosion/Rusting, E		area Affe	ciea : 25%			
	Location : Through Deteriorated Finish,		Area Afi	Sected · 35%			
	Location: Through		meu Ajj	ccica . 33/0			

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

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

Asset # : 13327

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Roof								
Modified Bitumen			\$15,200 at, Area Affected : oof	2032 20%	* *			
			nt : Moderate, Ared	a Affecte	d : 15%			
		: At Roof I		,				
			Extent : Moderate,	Area Aff	ected : 20%			
		: Through		33				
Modified Bitumen		Now	\$3,400	2027	\$16,900			
Wodified Dituffield			xtent : Moderate, 2					
			Penetration - Lowe		2070			
Interior				5				
Floors								
Cast in Place Concrete	5%			LIFE	* *	5	\$1,900	
Ceramic Tile	5%			2040	* *	5	\$900	
Marble Panels	5%	4+	\$3,400	LIFE	* *	5	\$700	
	_	Crumbling, : Stairs To	Extent : Moderate Roof	, Area Ą	ffected : 10%			
Slate	5%			LIFE	* *	5	\$900	
Vinyl Tile	80%			2035	* *	3	\$5,300	
Interior Walls								
Ceramic Tile	5%			2040	* *	5	\$1,300	
Glass: Single Pane	5%			LIFE	* *	5	\$1,000	
Gypsum Board	25%			LIFE	* *	5	\$3,900	
Plaster	65%			LIFE	* *	5	\$5,100	
Ceilings								
AcousTileSusp.Lay-In	20%			2044	* *	5	\$3,400	
Exposed Concrete	20%			LIFE	* *	5	\$500	
Fiber Board	10%			2032	* *			
Gypsum Board	20%			LIFE	* *	5	\$4,300	
Plaster	30%			LIFE	* *	5	\$3,200	

lectrical	Current Repair	Future Repla	acement	M	aintenance	
rstem Component Type	% of Fail Date Estimated Cos Total (Years)	st Year Estim FY	ated Cost	Cycle (Yrs)	Estimated Cost	Priority
ider 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2047	* *	5	\$100	
	Other Observation, Extent: Moderat	e, Area Affected : .	100%			
	Location: Electrical Room					
	Explanation: One 800 Amperes Ma	ain Disconnect Swi	tch			
Switchgear / Switchboard						
Fused Disc Sw	100%	2047	* *	5	\$100	
Raceway						
Conduit	100%	2047	* *	1		

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

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

Asset #: 13327

Electrical	Current Repa	ir Future Repl	acement	М	aintenance	
System Component Type	% of Fail Date Est Total (Years)	imated Cost Year Estim FY	nated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts						
Panelboards						
Fused Disc Sw	10%	2043	* *	5		
Molded Case Bkrs	90%	2043	* *	5	\$300	
Wiring						
Thermoplastic	100%	2047	* *	1		
Motor Controllers						
Locally Mounted	100%	2040	* *	5	\$100	
Ground						
Grounding Devices						
Generic	100%	LIFE	* *	5	\$200	
Lighting						
Interior Lighting						
Fluorescent	88%	2032	* *	10	\$9,300	
	T-8 Lamps And Fixtures, Location: Throughout T	Extent : Moderate, Area Affec The Building	ted : 100%			
Fluorescent	2%	2032	* *	10	\$200	
	Compact Fluorescent Liga Location : Throughout T	ht, Extent : Moderate, Area A <u>f</u> The Building	fected : 100	%		
Fluorescent	10%	2032	* *	10	\$1,100	
	T-5 Lamps And Fixtures, Location : Hallways	Extent : Moderate, Area Affec	ted : 100%			
Egress Lighting						
Emergency, Battery	50%	2032	* *	10	\$1,400	
Exit, LED	50%	2055	* *	1		
Exterior Lighting						
HID	100%	2032	* *	10		
Alarm						
Fire/Smoke Detection						
No Component	80%					
Generic, Digital	20%	2032	* *	1-3	\$1,400	

Mechanical	Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ieating						
Energy Source						
Natural Gas	100%	2047	* *	1		
Conversion Equipment						
Furnace	50%	2032	* *	1	\$2,900	
	Other Observation, Extent: Moderate,	Area Affe	ected : 100%			
	Location : Roof					
	Explanation: 2 Units					
Hot Water Boiler	50%	2047	* *	1	\$2,900	
	Recent Installation, Extent : Light, Area	Affectea	! : 100%		. ,	
	Location: 1 Boiler In Boiler Room					

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

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

Mechanical		Current Repair	Future	Replacement	M	aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year I FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating							
Distribution							
Hot Wtr Piping/Pump	100%		2043	* *	4	\$600	
Terminal Devices							
Convector/Radiator	100%		2032	* *	1	\$3,700	
Air Conditioning							
Energy Source							
Electricity	100%		2043	* *	1		
Conversion Equipment							
Ext Pkg Unit -	100%		2032	* *	2	\$700	
Heating/Cooling							
		gerant, Extent : Moderate, Ar	ea Affecte	d : 100%			
	Location	: 3 Units					
Ventilation							
Distribution							
Ductwork/Diffusers	100%		LIFE	* *	2-5	\$6,400	
Exhaust Fans							
Roof	100%		2032	* *	2	\$400	
Plumbing							
H/C Water Piping							
Galvanized Steel	100%		2040	* *	1		
Water Heater							
Gas Fired	100%		2027	\$7,000	2	\$200	
	Recent Ins	tallation, Extent : Light, Area	Affected:	100%			
	Location	: Mechanical Room					
Sanitary Piping							
Cast Iron	100%		LIFE	* *	1		
Storm Drain Piping							
Cast Iron	100%		LIFE	* *	1		
Fixtures							
Generic	100%						
Vertical Transport							
Elevators							
Hydraulic	100%		LIFE	* *			
•		ervation, Extent : Light, Area		100%			
		: Basement To 2nd Floor					
	г 1	ion : One Unit					

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

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

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

Print Date: 12-Sep-2019 NEW YORK PUBLIC LIBRARY - FY 2020

Asset Name : COUNTEE CULLEN BRANCH LIBRARY

Address : 104 WEST 136TH ST. NEAR MALCOLM X BLVD.

Borough : MANHATTAN Agency's Number : N/A

Area Sq Ft : 23,345 Project Type : NEW YORK PUBLIC LIBRARY

Date of Survey : 29-Mar-2016 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,1M,2,3

Block : 1920 Lot : 26 BIN : 1058275

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$897,100	\$36,900
Interior Architecture		\$200,300
Electrical	\$241,600	\$28,800
Mechanical	\$188,800	\$38,400
Total	\$1,327,600	\$304,400
Importance Code A	\$1,046,800	\$36,900
Importance Code B	\$280,800	\$122,100
Importance Code C		\$145,400
Total	\$1,327,600	\$304,400

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$40,700			
Interior Architecture	\$31,000	\$17,300		\$15,000
Electrical	\$700	\$43,200	\$500	\$400
Mechanical	\$3,900	\$3,700	\$7,000	\$3,700
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$80,300	\$68,100	\$11,500	\$23,100
Importance Code A	\$40,700	\$2,400	\$2,300	\$2,300
Importance Code B	\$39,600	\$65,800	\$9,200	\$20,800
Importance Code C				
Total	\$80,300	\$68,100	\$11.500	\$23,100



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

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

Asset #: 4221

Architecture	Current Repair	Future Replacement	M	laintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority
Exterior					
Exterior Walls	250/		_	\$2,000	
Masonry: Brick	25% Sidewalk Shed in Use, Extent : Severe, .	LIFE	5	\$8,900	
	Location: Due To Loose And Delamin		le		
Masonry: Brick	65% Now \$147,200 Diagonal Cracks, Extent : Moderate, A.	LIFE ** rea Affected : 5%	5	\$23,100	
	Location: Chimney				
	Jnt Mortar Miss/Erod, Extent: Modera	**			
	Location: East Facade, West Facade Worn/Eroded, Extent: Moderate, Area				
	Location: West Facade, East Facade	**			
Pre-Cast Concrete	3% Now \$7,400	LIFE **	5	\$3,500	1
Tie-Cast Colletete	Broken/Missing Elements, Extent : Seve		3	\$5,500	1
	Location: Window Details - Street Fa	**	ce		
Slate Panels	5% Now \$98,100	LIFE **	5	\$1,300	
State 1 aneis	Broken/Missing Elements, Extent : Seve			Ψ1,500	
	Location: Window Sills - East, West,	South Facades			
	Cracking/Crumbling, Extent : Severe, A	rea Affected : 100%			
	Location: Window Sills - East, West,	South Facades			
	Spalling, Extent : Severe, Area Affected				
	Location: Window Sills - East, West,	South Facades			
Wood	2% Now \$39,400	2047 **	5	\$1,800	1
	Dry Rot/Decay, Extent : Severe, Area A				
	Location: Trim At Windows - East, W	est, South Facades			
Windows	400/ NI \$17.400	20/13 **	-	£2,000	
Aluminum	40% Now \$17,400 Broken/Missing Elements, Extent: Mod	2043	5	\$2,000	
	Location: 3rd Floor Windows	eruie, Areu Affecieu . 1070			
	Hardware Missing, Extent: Moderate,	Area Affected : 10%			
	Location: 3rd Floor Windows				
Steel	60% 0-2 \$326,100	2052 **	5	\$36,900	1
	Corrosion/Rusting, Extent : Severe, Are			4-0,500	
	Location: East Facade, West Facade				
	Deteriorated Finish, Extent: Severe, An	ea Affected : 100%			
	Location: East Facade, West Facade				
	Thermally Inefficient, Extent : Moderat	**			
	Location : East Facade, West Facade				

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

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

Current Repair	Future Replacement	M	Maintenance		
% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority	
		_	*		
			•		
	LIFE	5	\$1,100		
-					
-	•				
	ea Affected : 20%				
*					
Location : Interior Face Of North Pa	rapet				
63% Now \$51,100	LIFE **	5	\$2,800		
	ate, Area Affected : 50%				
-	. Area Affected : 25%				
	,				
_	cted : 25%				
-	Affected: 35%				
Location: East And West Parapets					
2% Now \$2,000	LIFE **	5	\$100		
. ,		J	Ψ100		
_					
2% Now \$3.400	2067 **			1	
				•	
-	30				
-	ate, Area Affected : 25%				
Location: At Roof Over Mezzanine	. 50				
· · · · · · · · · · · · · · · · · · ·	2032 **	5	\$400		
·		J	Ψ100		
	. JJ				
_	e, Area Affected : 25%				
	,				
	5% 25% Now \$13,500 Loose/Delam Surface, Extent: Moderate Location: Interior Face Of North Pa Misaligned/Bulging, Extent: Light, Are Location: North Parapet Wall Spalling, Extent: Moderate, Area Affect Location: Interior Face Of North Pa 63% Now \$51,100 Jnt Mortar Miss/Erod, Extent: Moderate Location: East And West Parapets Misaligned/Bulging, Extent: Moderate Location: Throughout Spalling, Extent: Moderate, Area Affect Location: Throughout Spalling, Extent: Moderate, Area Affect Location: East And West Parapets Worn/Eroded, Extent: Moderate, Area Location: East And West Parapets 2% Now \$2,000 Jnt Mortar Miss/Erod, Extent: Moderate Location: Coping At Parapet Over M Caulking Deteriorated, Extent: Moderate Location: At Roof Over Mezzanine Loose/Miss Fasteners, Extent: Moderate Location: At Roof Over Mezzanine Location: At West Parapet	Solution Solution	Soft Fail Date Estimated Cost Year Estimated Cost Cycle Total (Years) FY Estimated Cost Cycle FY Soft Cycle Cyrs	Sof Fail Date Estimated Cost FY Estimated Cost Cycle (Yrs)	

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

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

Asset #: 4221

Architecture		Current Rep	oair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date E (Years)	stimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior Roof								
Modified Bitumen	Location . Debris Pres Location . Patching E Location . Ponding, E.	tent : Severe Over Third sent, Extent : Under Dun vident, Exten Throughou xtent : Mode	Severe, Area A nage t : Light, Area A t, 2011 rate, Area Affec	ffected : Affected :	10%			1
	Seams Open Location Water Pene	Over Third	nt : Severe, Ared Floor nt : Moderate, A					
Panel/Paver: Cer/Brk	5% Cracking/C Location Miss/Dama Location	Now frumbling, Ex Small Section ged Flashing Small Section	\$9,900 ktent : Moderate on Over Mezzan gs, Extent : Mod on Over Mezzan	nine lerate, Ar nine	rea Affected : 25%			
Skylight, Metal/Glass	Location . Worn/Erod	: Mezzanine . ed, Extent : N	ent : Severe, Arc Roof Moderate, Area on Over Mezzan	Affected		10	\$1,100	
Interior	270			2037		10	ψ1,100	
Floors Carpet	_	4+ scoloring, Ex Basement	\$19,200 xtent : Moderate	2026 e, Area Ą	\$384,900 ffected : 25%	3	\$42,800	
Cast in Place Concrete Ceramic Tile Terrazzo	Cracking/C	_	\$10,000 ctent : Moderate	LIFE 2036 LIFE e, Area Ą	* * * * * * ffected : 10%	5 5 5	\$4,500 \$2,000 \$1,600	
Vinyl Tile	Location .	Stairs		2027	\$54,900	3	\$3,100	
Interior Walls					-			
Ceramic Tile Concrete Masonry Unit Gypsum Board Plaster	3% 5% 82% 10%			2030 LIFE LIFE LIFE	\$93,100 ** ** **	5 5 5 5	\$3,200 \$2,100 \$52,300 \$3,200	
Ceilings							40,000	
AcousTileSusp.Lay-In Gypsum Board	85% 10%			2032 LIFE	* * * *	5 5	\$34,600 \$5,100	
Plaster	5%			LIFE	~ ^	5	\$1,300	

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

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

Asset #: 4221

Electrical	0	urrent Repair	Futur	e Replacement	M	aintenance	
System Component Type		ail Date Estimated Cost Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts Service Equipment Fused Disc Sw	Location: I	vation, Extent : Moderate, A Electrical Room n : Two 400 Ampere Main I			5	\$100	
Raceway	Ziip teiiteitio.	······································	3 130 0 11110	et sitteites			
Conduit Conduit	90% 10%		2027 2047	\$29,800 * *	1 1		
Panelboards Fused Disc Sw Molded Case Bkrs	5% 75%		2026 2026	\$1,200 \$17,800	5 5	\$500	
Molded Case Bkrs	20%		2026	\$4,700	5	\$100	
Wiring Thermoplastic Thermoplastic	80% 20%		2027 2047	\$23,500 * *	1 1		
Motor Controllers Locally Mounted Locally Mounted	60% 40%		2025 2040	\$28,800	5 5	\$100 \$100	
Grounding Devices	1000/		LIBE	**	_	#200	
Generic	100%		LIFE	* *	5	\$300	
Lighting Interior Lighting Fluorescent	Location:	vation, Extent : Light, Area Throughout The Building n : Using T-8 Lamps	2032 Affected	* * ' : 100%	10	\$6,400	
Fluorescent	•	orescent Light, Extent : Mo Throughout The Building	2032 oderate, 2	* * Area Affected : 100	10	\$2,100	
Fluorescent	Location:	vation, Extent : Light, Area Throughout The Building n : Using T-12 Lamps	2022 Affected	\$148,400 7 : 100%	10	\$12,800	
Egress Lighting Emergency, Battery Exit, Service	50% 50%	<u> </u>	2022 2022	\$16,700 \$1,800	10 1	\$2,800	
Exterior Lighting HID	100%		2022	\$93,300	10	\$100	
Alarm Security System No Component Generic	80% 20%		2035	* *	1	\$1,700	
Fire/Smoke Detection No Component Generic, Digital	80% 20%		2032	* *	1-3	\$2,900	

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

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

Asset #: 4221

Mechanical		Current l	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source	1000/			20.47	ملد رائ	1		
Natural Gas	100%			2047	* *	1		
Conversion Equipment	1000/	N.T.	¢1.40.700	20.47	* *	1	#20 000	
Steam Boiler		Now	\$149,700	2047		1	\$20,800	
		ervanon, E : Boiler R	Extent : Moderate, .	<i>Area А</i> јје	eciea : 100%			
			oom its - Inadequate He	at Outn	ıt.			
Distribution	Ехріанаі	ion . 4 On	iis - inaaequaie iie	ан Өшри	u			
Central Plant Steam	100%	Now	\$39,100	2037	* *	4	\$1,200	
Piping/Pmp	10070	NOW	\$39,100	2037		7	\$1,200	
r iping/r inp	Leak Evide	ent. Extent	: Moderate, Area	Affected :	5%			
			nd Condensate Ret					
Terminal Devices		r						
Air Handler	40%			2035	* *	1	\$5,800	
Convector/Radiator	60%			2040	* *	1	\$4,500	
Air Conditioning							7 - 7 - 7	
Energy Source								
Electricity	100%			2043	* *	1		
Conversion Equipment								
Exterior Pkg Unit -	35%			2035	* *	2	\$500	
Cooling								
			Extent : Light, Area	Affected	l : 100%			
	Location	-						
		ion : Refri	gerant Type 410a					
No Component	65%							
Terminal Devices								
Fan Coil - 2 Pipe	35%			2032	* *	1	\$2,600	
No Component	65%							
Heat Rejection								
Air Cooled Condenser	35%			2035	* *	2	\$5,700	
Unit	C = 0 /							
No Component	65%							
Ventilation								
Distribution Ductwork/Diffusers	100%			LIFE	* *	2-5	¢12 000	
Exhaust Fans	100%			LIFE		2-3	\$13,000	
Exhaust Fans Roof	100%			2027	\$38,400	2	\$700	
Plumbing	100/0			2021	φ30, 1 00		\$700	
H/C Water Piping								
Brass/Copper	20%			2037	* *	1		
Galvanized Steel	80%			2037	* *	1		
Water Heater	3070							
Gas Fired	100%			2025	\$14,100	2	\$300	
Sanitary Piping					,		4	
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		

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

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

Mechanical	Current Repair	Future Rep	lacement	M	aintenance	
System Component Type	% of Fail Date Estimated (Total (Years)	Cost Year Estir FY	nated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing						
Sump Pump(s)						
Submersible	100%	2021	\$800	4	\$700	
Fixtures						
Generic	100%					
Vertical Transport						
Elevators						
Hydraulic	100%	LIFE	* *			
	Other Observation, Extent : Light,	Area Affected : 100	%			
	Location: Basement, 1st, Mezzan	ine, 2nd, 3rd Floor				
	Explanation: One Unit					
Fire Suppression						
Sprinkler						
No Component	85%					
Generic	15%	2047	* *	1-2	\$1,000	

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

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

Print Date: 12-Sep-2019 NEW YORK PUBLIC LIBRARY - FY 2020

Asset Name : DONGAN HILLS BRANCH LIBRARY
Address : 1617 RICHMOND RD. @ LIBERTY AVE.

Borough : STATEN ISLAND Agency's Number : D01

Area Sq Ft : 7,500 Project Type : NEW YORK PUBLIC LIBRARY

Date of Survey : 04-Apr-2016 Landmark Status : NONE

Areas Surveyed : Roof, Floors 1

Block : 883 Lot : 8 BIN : 5022895

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Electrical	\$19,900	
Mechanical		\$250,700
Total	\$19,900	\$250,700
Importance Code B	\$19,900	\$250,700
Total	\$19,900	\$250,700

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$15,500	\$1,300		
Interior Architecture	\$500	\$4,600	\$100	
Electrical	\$800	\$20,500	\$900	\$700
Mechanical	\$1,900	\$900	\$5,000	\$900
Total	\$18,600	\$27,300	\$6,000	\$1,600
Importance Code A	\$15,800	\$1,800	\$400	\$400
Importance Code B	\$2,500	\$25,500	\$5,600	\$1,200
Importance Code C	\$200			
Total	\$18,600	\$27,300	\$6,000	\$1,600



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

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

NEW YORK PUBLIC LIBRARY - 035 DONGAN HILLS BRANCH LIBRARY

Asset #: 13328

Architecture	Current	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior							
Exterior Walls							
Masonry: Brick	80%		LIFE	* *	5	\$11,700	
Panel/Paver: Limestone	20%		LIFE	* *	5	\$2,200	
Windows Aluminum	100%		2035	* *	5	\$700	
Aluminum	Other Observation, I	Extent : Light Area			3	\$700	
	Location: Through	Ü	Пуссиси	. 10070			
	Explanation: Ther						
Parapets		muny ineggrerent					
Masonry: Limestone	10%		LIFE	* *	5	\$100	
Metal Panel	90%		2047	* *	5	\$2,700	
Roof							
Modified Bitumen	100% 4+	\$15,500	2032	* *			
	Ponding, Extent: Lig						
	Location : At Fron	t Of Building By En	trance				
Interior							
Floors	000/		2020	¢122 100	2	¢12.700	
Carpet	80% Recent Installation, I	Extant : Light Avag	2028	\$123,100	3	\$13,700	
	Location: Through	_	Ајјестец	. 100/0			
Cast in Place Concrete	5%		LIFE	* *	5	\$1,200	
Ceramic Tile	5%		2036	* *	5	\$600	
Vinyl Tile	10%		2035	* *	3	\$400	
Interior Walls							
Ceramic Tile	5%		2036	* *	5	\$300	
Concrete Masonry Unit	95%		LIFE	* *	5	\$2,600	
Ceilings	050/		2040	* *	-	¢12.500	
AcousTileConcealSpLn	95% Recent Repair Evide	nt Extent : Light A	2040		5	\$13,500	
	Location : Through		геа Ајје	ciea : 100%			
Exposed Struc: Steel	5%		LIFE	* *			
Site Enclosure	J / 0		LIFE				
Fence/Gates							
Aluminum Picket	100%		2037	* *			
Retaining Walls							
Cast in Place Concrete	100%		2047	* *			
Site Pavements							
Public Sidewalk							
Cast in Place Concrete	100%		2032	* *			

Electrical	Current Re	epair Futu	re Replacement	Ma	aintenance	
System Component Type	% of Fail Date 1 Total (Years)	Estimated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts Service Equipment Molded Case Bkrs	100%	2027	\$1,600	5	\$200	

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

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

NEW YORK PUBLIC LIBRARY - 035 DONGAN HILLS BRANCH LIBRARY

Asset #: 13328

Electrical	Current Repair	Future Re	eplacement	M	aintenance	
System Component Type	% of Fail Date Estimated Co Total (Years)	st Year Est FY	imated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts						
Switchgear / Switchboard Molded Case Bkrs	100% Other Observation, Extent : Light, A Location : Electrical Room	2027 rea Affected : 10	\$34,200	5	\$200	
	Explanation : 400 Ampere Main Se	ervice Molded Co	ase Circuit Bre	eaker In T	The Swithboard.	
Raceway						
Conduit	75%	2027	\$24,900	1		
Conduit	25%	2047	* *	1		
Panelboards		2025	di di	_		
Fused Disc Sw	5%	2035	* *	5	0100	
Molded Case Bkrs	25%	2043		5	\$100	
Molded Case Bkrs	70%	2026	\$11,100	5	\$100	
Wiring	95%	2037	* *	1		
Thermoplastic Thermoplastic	5%	2037	* *	1 1		
Motor Controllers	370	2047		1		
Locally Mounted	100%	2032	* *	5	\$100	
Ground	10070	2032			\$100	
Grounding Devices						
Generic	100%	LIFE	* *	5	\$100	
	Other Observation, Extent: Moderat		! : 100%	-	,	
	Location : Water Service Entrance					
	Explanation: Rusted Ground Clam	ips				
Lighting						
Interior Lighting						
Fluorescent	25%	2022	\$19,900	10	\$1,700	
	T-8 Lamps And Fixtures, Extent : Lig Location : First Floor	ght, Area Affecte	d : 100%			
Fluorescent	75%	2032	* *	10	\$5,200	
	T-8 Lamps And Fixtures, Extent : Lig Location : First Floor	ght, Area Affecte	d : 100%			
Egress Lighting			<u> </u>			
Exit, Service	100%	2027	\$1,100	1		
Exterior Lighting						
HID	50%	2027	\$15,000	10		
Incandescent	50%	2022	\$12,700	2		
Alarm						
Security System	1000/	2022	* *	1	#2 000	
Generic	100%	2032	-1- W	1	\$2,800	
Fire/Smoke Detection Generic, Digital	100%	2032	* *	1-3	\$4,600	

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

Heating

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

Estimates are rounded to the nearest hundred dollars.

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

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

NEW YORK PUBLIC LIBRARY - 035 DONGAN HILLS BRANCH LIBRARY

Mechanical		Current Repair	Futur	re Replacement	Maintenance		
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating							
Energy Source							
Natural Gas	100%		2047	* *	1		
Conversion Equipment							
Hot Water Boiler	100%		2032	* *	1	\$3,700	
Distribution Hot Wtr Piping/Pump	100%		2043	* *	4	\$400	
Terminal Devices							
Air Handler	50%		2027	\$52,200	1	\$2,300	
Convector/Radiator	50%		2040	* *	1	\$1,200	
Air Conditioning							
Energy Source							
Electricity	100%		2043	* *	1		
Conversion Equipment Int Pkg Unit - Heating/Cooling	100%		2028	\$158,000	2	\$500	
Distribution Ductwork/Diffusers	100%		LIFE	* *	2	\$9,800	
Heat Rejection							
Dry Cooler	100%		2027	\$40,400	2	\$5,200	
Ventilation							
Distribution							
Ductwork/Diffusers	98%		LIFE	* *	2-5	\$4,100	
Ductwork/Diffusers	Damaged,	Now \$100 Extent: Light, Area Affected : IT Room	LIFE !: 10%	**	2-5	\$100	
Exhaust Fans							
Roof	100%		2032	* *	2	\$200	
Plumbing H/C Water Piping Galvanized Steel	100%		2032	* *	1		
Water Heater	10070						
Gas Fired	Location	ervation, Extent : Light, Ared : 1st Floor	2025 Affected	\$4,500 !: 100%	2	\$100	
	Explanat	ion : 40 Gallons					
Sanitary Piping							
Cast Iron	100%		LIFE	* *	1		
Storm Drain Piping Cast Iron	100%		LIFE	* *	1		
Fixtures Generic	100%						

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

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

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

Print Date: 12-Sep-2019 NEW YORK PUBLIC LIBRARY - FY 2020

Asset Name : EASTCHESTER BRANCH LIBRARY
Address : 1385 EAST GUN HILL RD. @DEWITT PL.

Borough : BRONX Agency's Number : E01

Area Sq Ft : 7,500 Project Type : NEW YORK PUBLIC LIBRARY

Date of Survey : 20-Apr-2016 Landmark Status : NONE

Areas Surveyed : Roof, Floors 1

Block : 4762 Lot : 22 BIN : 2061767

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$301,600	
Electrical	\$15,900	\$59,600
Mechanical		\$83,300
Total	\$317,500	\$142,900
Importance Code A	\$301,600	
Importance Code B	\$15,900	\$142,900
Total	\$317,500	\$142,900

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$17,500		\$500	
Interior Architecture	\$400	\$6,100	\$800	
Electrical	\$700	\$6,100	\$800	\$700
Mechanical	\$6,400	\$1,700	\$5,900	\$1,700
Total	\$25,100	\$13,900	\$8,100	\$2,400
Importance Code A	\$17,900	\$400	\$900	\$400
Importance Code B	\$7,100	\$13,500	\$7,200	\$2,000
Importance Code C	\$100			
Total	\$25,100	\$13,900	\$8,100	\$2,400



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

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

NEW YORK PUBLIC LIBRARY - 035 EASTCHESTER BRANCH LIBRARY

Asset #: 13329

		Current Repair	Futur	e Replacement	М	aintenance	
vstem Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
terior							
Exterior Walls							
Masonry: Brick	95%		LIFE	* *	5	\$14,800	
	Location Loose/Del	g Jnt Failure, Extent : Modera n : Vertical Expansion Joints A am Surface, Extent : Moderat n : Rear Corner Southeast, Pa	At Mason te, Area A	ry Throughout Affected : 1%			
Masonry: Limestone	5%		LIFE	* *	5	\$600	
Windows							
Aluminum	100%		2043	* *	5	\$1,000	
Parapets							
Masonry: Brick	15%		LIFE	* *	5	\$200	
Masonry: Limestone		Now \$700	LIFE	* *	5	\$200	1
	_	Deteriorated, Extent : Severe,		fected : 100%			
	Location	: Limestone Coping Joints F	ailing				
Metal Rail	75%	Now \$16,800	2040	* *	5	\$7,000	
	Broken/M.	issing Elements, Extent : Mod	lerate, Ar	ea Affected : 20%			
	Location	: North Facade					
	Deteriora	ted Finish, Extent : Moderate,	Area Af	fected : 35%			
	Location	: North Facade, West Facad	'e				
Roof							
Modified Bitumen	Blisters, E Location Water Pen	Now \$301,600 Extent: Moderate, Area Affect a: Throughout Roof Area netration, Extent: Moderate, A a: First Floor Ceiling Tiles Ex	Area Affe	ected : 15%	eaks		
erior							
Floors	15%		2026	\$22,600	3	\$2,500	
	15% 5%		2026 LIFE	\$22,600	3 5	\$2,500 \$1,200	
Floors Carpet	5%		LIFE		5	\$1,200	
Floors Carpet Cast in Place Concrete Ceramic Tile	5% 5%		LIFE 2036	* *	5 5	\$1,200 \$600	
Floors Carpet Cast in Place Concrete	5% 5% 75% Recent Re	place Evident, Extent : Light, a : Throughout	LIFE 2036 2037	* * * * * *	5	\$1,200	
Floors Carpet Cast in Place Concrete Ceramic Tile	5% 5% 75% Recent Re	place Evident, Extent : Light,	LIFE 2036 2037	* * * * * *	5 5	\$1,200 \$600	
Floors Carpet Cast in Place Concrete Ceramic Tile Vinyl Tile Interior Walls Ceramic Tile	5% 5% 75% Recent Rej Location	place Evident, Extent : Light, : Throughout	LIFE 2036 2037	* * * * * *	5 5	\$1,200 \$600	
Floors Carpet Cast in Place Concrete Ceramic Tile Vinyl Tile Interior Walls Ceramic Tile Concrete Masonry Unit	5% 5% 75% Recent Rep Location 5% 85%	place Evident, Extent : Light, : Throughout	LIFE 2036 2037 Area Aff 2036 LIFE	* * * * ** ected : 100%	5 5 3	\$1,200 \$600 \$3,100	
Carpet Cast in Place Concrete Ceramic Tile Vinyl Tile Interior Walls Ceramic Tile Concrete Masonry Unit Glass: Single Pane	5% 5% 75% Recent Rej Location	place Evident, Extent : Light, : Throughout	LIFE 2036 2037 Area Aff	** ** cected: 100% **	5 5 3	\$1,200 \$600 \$3,100	
Floors Carpet Cast in Place Concrete Ceramic Tile Vinyl Tile Interior Walls Ceramic Tile Concrete Masonry Unit Glass: Single Pane Ceilings	5% 55% 75% Recent Rep Location 5% 85% 10%	place Evident, Extent : Light, : Throughout	LIFE 2036 2037 Area Aff 2036 LIFE LIFE	** ** ected: 100% **	5 5 3 5 5 5	\$1,200 \$600 \$3,100 \$3,000 \$2,000 \$400	
Carpet Cast in Place Concrete Ceramic Tile Vinyl Tile Interior Walls Ceramic Tile Concrete Masonry Unit Glass: Single Pane	5% 5% 75% Recent Rep Location 5% 85% 10%	place Evident, Extent : Light, : Throughout	LIFE 2036 2037 Area Aff 2036 LIFE LIFE 2032	** ** ** fected: 100% ** ** **	5 5 3 5 5	\$1,200 \$600 \$3,100 \$300 \$2,000	
Floors Carpet Cast in Place Concrete Ceramic Tile Vinyl Tile Interior Walls Ceramic Tile Concrete Masonry Unit Glass: Single Pane Ceilings	5% 5% 75% Recent Rep Location 5% 85% 10% 90% Staining/L	place Evident, Extent : Light, a : Throughout Discoloring, Extent : Light, Ar	LIFE 2036 2037 Area Aff 2036 LIFE LIFE 2032	** ** ** fected: 100% ** ** **	5 5 3 5 5 5	\$1,200 \$600 \$3,100 \$3,000 \$2,000 \$400	
Floors Carpet Cast in Place Concrete Ceramic Tile Vinyl Tile Interior Walls Ceramic Tile Concrete Masonry Unit Glass: Single Pane Ceilings	5% 5% 75% Recent Rep Location 5% 85% 10% 90% Staining/L	place Evident, Extent : Light, : Throughout	LIFE 2036 2037 Area Aff 2036 LIFE LIFE 2032	** ** ** fected: 100% ** ** **	5 5 3 5 5 5	\$1,200 \$600 \$3,100 \$3,000 \$2,000 \$400	
Carpet Cast in Place Concrete Ceramic Tile Vinyl Tile Interior Walls Ceramic Tile Concrete Masonry Unit Glass: Single Pane Ceilings AcousTileSusp.Lay-In	5% 5% 75% Recent Rep Location 5% 85% 10% 90% Staining/L	place Evident, Extent : Light, : Throughout Discoloring, Extent : Light, Ar	LIFE 2036 2037 Area Aff 2036 LIFE LIFE 2032	** ** ** fected: 100% ** ** **	5 5 3 5 5 5	\$1,200 \$600 \$3,100 \$3,000 \$2,000 \$400	
Carpet Cast in Place Concrete Ceramic Tile Vinyl Tile Interior Walls Ceramic Tile Concrete Masonry Unit Glass: Single Pane Ceilings AcousTileSusp.Lay-In Exposed Struc: Steel	5% 5% 75% Recent Rep Location 5% 85% 10% Staining/L Location	place Evident, Extent : Light, : Throughout Discoloring, Extent : Light, Ar	LIFE 2036 2037 Area Aff 2036 LIFE LIFE 2032 ea Affect	** ** ected: 100% ** ** ** ed: 10%	5 5 3 5 5 5	\$1,200 \$600 \$3,100 \$3,000 \$2,000 \$400	
Carpet Cast in Place Concrete Ceramic Tile Vinyl Tile Interior Walls Ceramic Tile Concrete Masonry Unit Glass: Single Pane Ceilings AcousTileSusp.Lay-In	5% 5% 75% Recent Rep Location 5% 85% 10% Staining/L Location	place Evident, Extent : Light, : Throughout Discoloring, Extent : Light, Ar	LIFE 2036 2037 Area Aff 2036 LIFE LIFE 2032 ea Affect	** ** ected: 100% ** ** ** ed: 10%	5 5 3 5 5 5	\$1,200 \$600 \$3,100 \$3,000 \$2,000 \$400	

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

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

NEW YORK PUBLIC LIBRARY - 035 EASTCHESTER BRANCH LIBRARY

Asset #: 13329

Electrical	Current Repair Futu		Future Replacement		Maintenance	
System Component Type	% of Fail Date Estimated Total (Years)	l Cost Year Es	timated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts Service Equipment Fused Disc Sw	100% Other Observation, Extent : Mod Location : Electrical Room Explanation : One 400 Ampere			5		
Switchgear / Switchboard Fused Disc Sw	100%	2037	* *	5		
Raceway Conduit Conduit	90% 10%	2027 2037	\$29,800 * *	1 1		
Panelboards Fused Disc Sw Molded Case Bkrs	70% 30%	2035 2026	* * \$4,700	5 5	\$100 \$100	
Wiring Thermoplastic Motor Controllers	100%	2037	* *	1		
Locally Mounted Ground	100%	2032	* *	5	\$100	
Grounding Devices Generic	100% Other Observation, Extent : Seve Location : Water Main Explanation : Recently Installe		**	5	\$100	
Lighting Interior Lighting Fluorescent	20% Other Observation, Extent: Ligh Location: Throughout Explanation: Using T-12 Lam	2022 nt, Area Affected : 1	\$15,900 00%	10	\$1,400	
Fluorescent	75% Other Observation, Extent: Light Location: Throughout Explanation: Using T-12 Lamp	2027 nt, Area Affected : 1	\$59,600 00%	10	\$5,200	
Incandescent	5% Other Observation, Extent: Light Location: Childrens Reading In Explanation: Chandeliers	2022 ht, Area Affected : 1	\$4,000	2		
Egress Lighting Emergency, Service Exit, Service	50% 50%	2027 2027	\$2,000 \$600	1 1		
Alarm Security System Generic	100% Other Observation, Extent : Ligh Location : Throughout Explanation : Cameras And Ac		* *	1	\$2,800	

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

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

NEW YORK PUBLIC LIBRARY - 035 EASTCHESTER BRANCH LIBRARY

Asset #: 13329

Electrical	Current F	Repair Futu	re Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Alarm						<u></u>
Fire/Smoke Detection						
Generic, Digital	100%	2032	* *	1-3	\$4,600	

Mechanical		Current F	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source Natural Gas	100%			2047	**	1		
Conversion Equipment Hot Water Boiler	100%			2040	* *	1	\$3,700	
Distribution Hot Wtr Piping/Pump	100%			2043	* *	4	\$400	
Terminal Devices Air Handler	100%			2032	* *	1	\$4,600	
Air Conditioning Energy Source Electricity	100%			2043	* *	1		
Conversion Equipment Reciprocating Compr/Chiller	100%			2032	* *	1	\$3,500	
Distribution Ductwork/Diffusers	100%			LIFE	* *	2	\$9,800	
Terminal Devices Air Handler/Cool/Ht	Unbalance	Now ed System, 1 : 1st Floor	\$4,200 Extent : Severe, Ar	2027 ea Affect	\$83,300 red: 20%	1	\$4,200	
Heat Rejection Air Cooled Condenser Unit	100%			2027	\$15,000	2	\$5,200	
Ventilation Distribution Ductwork/Diffusers	100%			LIFE	* *	2-5	\$4,200	
Exhaust Fans	10070			LIFE		2-3	\$4,200	
Roof	100%			2032	* *	2	\$200	
Plumbing H/C Water Piping	1000/			2040	* *	1		
Galvanized Steel Water Heater	100%			2040		1		
Water Heater Gas Fired	Location	: Mechani	Extent : Light, Area cal Room 40 Gallon Water H		\$4,500 !: 100%	2	\$100	
Sanitary Piping	Елріана	ion . One 2	TO GUILOR WAIEF TI	cuier				
Cast Iron	100%			LIFE	* *	1		

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

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

NEW YORK PUBLIC LIBRARY - 035 EASTCHESTER BRANCH LIBRARY

Mechanical	Cu	rrent Repair	Futur	e Replacement	М	aintenance	
System Component Type		l Date Estimated Cost ears)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
lumbing							
Storm Drain Piping							
Cast Iron	100%		LIFE	* *	1		
Backflow Preventer							
No Component	95%						
Generic	5%		2032	* *	1		
Fixtures							
Generic	100%						

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

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

\$6,900

\$2,000

NEW YORK PUBLIC LIBRARY - FY 2020 Print Date: 12-Sep-2019

Asset Name : EDENWALD BRANCH LIBRARY

Address : 1255 EAST 233RD ST. @DE REIMER AVE.

Borough : BRONX Agency's Number : E02 Program / Asset # : NPL0E02.000 / 13330 Yr Built/Renovated : 1973 /

Area Sq Ft : 7,500 **Project Type** : NEW YORK PUBLIC LIBRARY

Date of Survey Landmark Status : NONE : 20-Apr-2016

Areas Surveyed : Roof, Floors 1

Importance Code C

Total

Block : 4956 Lot BIN : 2066596

\$34,800

\$51,300

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$304,800	
Electrical		\$82,200
Mechanical		\$92,700
Total	\$304,800	\$174,800
Importance Code A	\$304,800	
Importance Code B		\$174,800
Total	\$304.800	\$174.800

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$2,300		\$700	
Interior Architecture	\$8,200	\$4,600	\$200	
Electrical	\$3,800	\$11,400	\$700	\$800
Mechanical	\$2,100	\$1,100	\$5,300	\$1,100
Site Enclosure	\$31,400			
Site Pavements	\$3,500			
Total	\$51,300	\$17,200	\$6,900	\$2,000
Importance Code A	\$2,700	\$500	\$1,000	\$400
Importance Code B	\$13,800	\$16,700	\$5,900	\$1,600

\$17,200



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

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

NEW YORK PUBLIC LIBRARY - 035 EDENWALD BRANCH LIBRARY

Asset #: 13330

Architecture	С	Current Repair Future		e Replacement	Maintenance		
System Component Type		nil Date Estimated Cost Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior							
Exterior Walls							
Masonry: Brick	75%	2.4	LIFE	* *	5	\$9,900	
Pre-Cast Concrete		2-4 \$2,300	LIFE		5	\$10,800	
		eks, Extent : Light, Area A <u>f</u> Hairline Cracks At Pre-Ca					
Windows	Locuiton . 1	Tuttute Crucks III I Te Cu	31 Surjuce	s Intoughout			
Aluminum	100%		2043	* *	5	\$1,300	
Parapets	10070		20.0			ψ1,200	
Cast in Place Concrete	100%		LIFE	* *	5	\$8,600	
Roof						· · · · · · · · · · · · · · · · · · ·	
Modified Bitumen	100%	Now \$304,800	2037	* *			
		Extent : Severe, Area Affe	cted : 10%	6			
		Throughout Roof					
		nt : Moderate, Area Affect	ed : 25%				
	Location: T	-					
		Split, Extent : Moderate, A	rea Affec	ted : 15%			
	Location : T	· ·					
		ation, Extent : Moderate, A	Area Affe	cted : 10%			
	Location : (Over First Floor					
Interior							
Floors	000/		2020	0107.1 00		#12 000	
Carpet	82%		2028	\$125,400	3	\$13,900	
Ceramic Tile	3%		2030	\$7,000 * *	5	\$300	
Vinyl Tile Interior Walls	15%		2032		3	\$600	
Concrete Masonry Unit	75%		LIFE	* *	5	\$1,800	
Glass: Single Pane	5%		LIFE	* *	5	\$200	
Gypsum Board	20%		LIFE	* *	5	\$700	
Ceilings	2070		LII L			\$700	
AcousTileSusp.Lay-In	85%	0-2 \$8,200	2040	* *	5	\$4,800	
1 ,	Recent Instal	lation, Extent : Light, Area	Affected	: 100%			
	Location : I	Recent Installation Throug	hout How	ever Roof Leaks P	ersist		
	Water Penetr	ation, Extent : Moderate, A	Area Affe	cted : 10%			
	Location : I	Reading Area					
Gypsum Board	15%		LIFE	* *	5	\$2,100	
Site Enclosure							
Fence/Gates							
Chain Link		0-2 \$31,400	2057	* *			
		usting, Extent : Moderate, A	Area Affe	cted : 50%			
	Location : S	Side Entrance					
Retaining Walls			_				
Cast in Place Concrete	100%		2047	* *			
Site Pavements							
Public Sidewalk	1000/		2010	* *			
Cast in Place Concrete	100%		2040	* *			

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

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

NEW YORK PUBLIC LIBRARY - 035 EDENWALD BRANCH LIBRARY

Asset #: 13330

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

Site Pavements

On-Site Walkways

Cast in Place Concrete 100% 2-4 \$3,500 2040

Broken/Missing Elements, Extent: Moderate, Area Affected: 5% Location: Ramp Railing At Rear Is Separated From Concrete Curb

Electrical	Current Repair	Future R	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estimat Total (Years)	ed Cost Year Es	stimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts						
Service Equipment Molded Case Bkrs	100% Other Observation, Extent : M Location : Electrical Room	2037 oderate, Area Affecte	* * d : 100%	5	\$200	
	Explanation: No Available I	Ratinos				
Switchgear / Switchboard Molded Case Bkrs	100%	2037	* *	5	\$200	
Raceway Conduit	100%	2037	* *	1		
Panelboards Molded Case Bkrs	100%	2035	* *	5	\$200	
Wiring Thermoplastic	100%	2037	* *	1		
Motor Controllers Locally Mounted	100%	2025	\$16,000	5	\$100	
Ground						
Grounding Devices Generic	100% Other Observation, Extent : M	LIFE oderate, Area Affecte	* * d : 100%	5	\$100	
	Location : Boiler Room Explanation : Connected To					
Lighting						
Interior Lighting	0.50/	2022	* *	10	Φζ 500	
Fluorescent	95% Other Observation, Extent: M Location: Throughout The B Explanation: T8 Lamps		d : 100%	10	\$6,500	
Incandescent	5%	2022	\$4,000	2		
Egress Lighting						
Emergency, Service	25%	2032	* *	1		
Exit, Service	75%	2032	* *	1		
Exterior Lighting	000/	2027	#27 000	10		
HID HID	90% 10% 4+ Damaged Fixtures, Extent : M Location : Side Facade	2027 \$3,000 2037 oderate, Area Affected	\$27,000 * * d : 100%	10		

Alarm

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

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

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

NEW YORK PUBLIC LIBRARY - 035 EDENWALD BRANCH LIBRARY

Asset #: 13330

Electrical	Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Estin Total (Years)	nated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Alarm						
Security System						
Generic	100%	2032	* *	1	\$2,800	
Fire/Smoke Detection						
Generic, Analog	100%	2027	\$82,200	1-3	\$4,800	

Mechanical		Current Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating							
Energy Source							
Natural Gas	100%		2047	* *	1		
Conversion Equipment Hot Water Boiler	100%		2040	* *	1	\$3,700	
Distribution							
Hot Wtr Piping/Pump	100%		2035	* *	4	\$400	
Terminal Devices							
Air Handler	50%		2027	\$52,200	1	\$2,300	
Convector/Radiator	45%		2040	* *	1	\$1,100	
Unit Heater - Steam	5%		2032	* *	4		
Air Conditioning Energy Source							
Electricity	100%		2043	* *	1		
Conversion Equipment Reciprocating Compr/Chiller	100%		2032	* *	1	\$3,500	
Distribution							
Ductwork/Diffusers	100%		LIFE	* *	2	\$9,800	
Terminal Devices Air Handler/Dir Expansion	100%		2032	* *	1		
Heat Rejection							
Dry Cooler	100%		2027	\$40,400	2	\$5,200	
ventilation ventilation							
Distribution							
Ductwork/Diffusers	100%		LIFE	* *	2-5	\$4,200	
Exhaust Fans							
Roof	100%		2032	* *	2	\$200	
lumbing							
H/C Water Piping							
Brass/Copper	100%		2047	* *	1		
Water Heater							
Gas Fired	100%		2025	\$4,500	2	\$100	
	Location	ervation, Extent : Light, Area : Mechanical Room tion : One 40 Gallon	Affected	! : 100%			

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

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

NEW YORK PUBLIC LIBRARY - 035 EDENWALD BRANCH LIBRARY

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

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

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

NEW YORK PUBLIC LIBRARY - FY 2020 Print Date: 12-Sep-2019

Asset Name : EPIPHANY BRANCH LIBRARY

: 228 EAST 23RD ST. NEAR THIRD AVE. Address

Borough : MANHATTAN Agency's Number : E03

Program / Asset # : NPL0E03.000 / 13331 Yr Built/Renovated : 1907 / 2007

Area Sq Ft : 16,218 **Project Type** : NEW YORK PUBLIC LIBRARY

Date of Survey Landmark Status : NONE : 23-May-2017

Areas Surveyed : Basement, Roof, Floors 1,2,3

EXPENSE

Importance Code B

Importance Code C

Total

Block : 903 BIN : 1019661 Lot : 46

FY 2021

\$57,100

\$26,700

\$131,800

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$198,000	\$202,500
Interior Architecture		\$76,400
Electrical		\$168,300
Total	\$198,000	\$447,300
Importance Code A	\$198,000	\$202,500
Importance Code B		\$244,800
Total	\$198,000	\$447,300

Importance Code A	\$48,100	\$800	\$1,000	\$800
Total	\$131,800	\$7,400	\$19,000	\$212,900
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Site Pavements	\$2,800			
Mechanical	\$1,700	\$2,000	\$6,300	\$2,400
Electrical	\$16,200	\$1,400	\$7,600	\$1,500
Interior Architecture	\$60,000		\$1,100	\$205,000
Exterior Architecture	\$47,200			

FY 2022

\$6,600

\$7,400

FY 2023

\$18,000

\$19,000

\$212,100

\$212,900



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

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

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%			LIFE	* *	5	\$14,600	
Glass Block	5%		\$4,900	LIFE	**	5	\$1,200	
			xtent : Moderate, A	Area Affe	ected: 5%			
			r Reading Room					
Masonry: Brick	60%	2-4	\$71,300	LIFE	* *	5	\$22,400	
	_	_	Extent: Light, Are	ea Affect	ed : 10%			
		: Main En						
			d, Extent : Moderat	te, Area 2	Affected: 10%			
		: Main En						
Masonry: Granite	5%	2-4	\$23,800	LIFE	* *	5	\$1,400	
			l, Extent : Moderai		00			
			Openings At Base	-	-			
	_		Extent : Moderate,					
	Location	: Window	Openings At Base	Of Build	ing			
Masonry: Limestone	20%	2-4	\$86,100	LIFE	* *	5	\$5,600	
			d, Extent : Modera					
			2nd Floor Window					
	_	-	Extent: Moderate	e, Area Ą	ffected : 20%			
		: Street Fo	acade Throughout					
Masonry: Sandstone	2%			LIFE	* *	5	\$600	
Metal Panel	3%	Now	\$1,700	2038	* *	5	\$2,100	1
			tent : Severe, Area	Affected	l : 25%			
	Location	: Penthous	se Walls					
Windows								
Aluminum	95%			2036	* *	5	\$3,600	
Metal Louvers	5%			2031	* *	10	\$1,200	
Parapets	100/		* 4 * • • •		de de	_	00.00	
Cast Stone/Terra Cotta	10%	4+	\$4,500	LIFE	**	5	\$2,600	
	_	_	Extent: Light, Are	ea Affect	ed : 10%			
		: Street Fo		. 1 150	,			
			derate, Area Affec	tea : 15%	o			
		: Street Fo	ісаае					
Masonry: Brick	85%			LIFE	* *	5	\$2,800	
Pre-Cast Concrete	5%			LIFE	**	5	\$1,000	

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

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

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

Asset #: 13331

Architecture		Current F	Repair	Future	Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year F FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Roof								
Modified Bitumen		Now	\$40,500	2028	\$202,500			
			derate, Area Affecto	ed : 15%				
		: Main Ro	•					
			ıt : Moderate, Ared	ı Affected :	15%			
		: Main Ro	5	4 4 66	1 2007			
	Location	: Lower Re			ected : 20%			
	_	Extent : Mo : Through	derate, Area Affec out	ted : 25%				
	Vegetation	Growth, E	Extent : Moderate, .	Area Affeci	ted : 20%			
	Location	: Upper A	nd Lower Roofs					
Skylight, Metal/Glass	2%			2038	* *	10	\$1,000	
Sloped Glazing	5%	Now	\$9,400	LIFE	* *	5	\$10,100	
	_	louded, Ext : Entry Ca	tent : Moderate, Ar inopy	ea Affectea	l : 15%			
	Other Obs	ervation, E	xtent : Severe, Are	a Affected	: 100%			
	Location	: Entry Ca	пору					
	Explanat	tion : No Ic	e Shields					
Interior								
Floors								
Carpet	60%			2024	\$196,700	3	\$29,100	
Vinyl Tile	35%	2-4	\$7,600	2028	\$76,400	3	\$3,200	
	_	_	Extent : Moderate		cted : 10%			
		: Staff Kite	chen And Basemen	t Storage				
Wood	5%			2043	* *	5	\$2,300	
Interior Walls								
Glass: Single Pane	5%			LIFE	* *	5	\$1,600	
Glass: Single Pane Gypsum Board	15%			LIFE	* *	5 5	\$1,600 \$3,800	
Glass: Single Pane	15% 15%	Now	\$26,200	LIFE LIFE	* *			
Glass: Single Pane Gypsum Board	15% 15% <i>Jnt Mortar</i>	Miss/Eroc	l, Extent : Moderai	LIFE LIFE e, Area Aff	* * * * Fected : 15%			
Glass: Single Pane Gypsum Board	15% 15% Jnt Mortar Location	r Miss/Erod : Foundati	l, Extent : Moderai ion Walls Adjacent	LIFE LIFE e, Area Aff To East 23	* * * * Fected : 15%			
Glass: Single Pane Gypsum Board	15% 15% Jnt Mortar Location Spalling, E	r Miss/Erod : Foundati Extent : Mo	d, Extent : Moderau ion Walls Adjacent derate, Area Affect	LIFE LIFE te, Area Aff To East 23 ted : 15%	** ** fected : 15% Brd Street			
Glass: Single Pane Gypsum Board	15% 15% Jnt Mortar Location Spalling, E	r Miss/Erod : Foundati Extent : Mo	l, Extent : Moderai ion Walls Adjacent	LIFE LIFE te, Area Aff To East 23 ted : 15%	** ** fected : 15% Brd Street			
Glass: Single Pane Gypsum Board	15% 15% Jnt Mortar Location Spalling, E	r Miss/Erod : Foundati Extent : Mo	d, Extent : Moderau ion Walls Adjacent derate, Area Affect	LIFE LIFE te, Area Aff To East 23 ted : 15%	** ** fected : 15% Brd Street			

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

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

Asset #: 13331

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTileConcealSpLn			\$8,300	2041	* *	5	\$3,000	
	Cracking/	Crumbling,	Extent: Severe, Ar	rea Affec	eted : 20%			
	Location	i : Basemen	nt And 1st Floor Re	ading Ar	rea			
	Staining/L	Discoloring,	Extent : Moderate	, Area A	ffected : 20%			
	Location	i : Basemen	nt And 1st Floor Re	ading Ar	·ea			
AcousTileSusp.Lay-In	10%			2041	* *	5	\$2,400	
Gypsum Board	5%			LIFE	* *	5	\$1,500	
Masonry: Vault Struct	5%		\$9,400	LIFE	* *		7 ,	
J	Water Per	etration, E	xtent : Moderate, A	lrea Affe	cted : 20%			
	Location	ı : Sidewalk	v Vault					
Plaster	55%			LIFE	* *	5	\$8,300	
Wood	5%			LIFE	* *	5	\$10,600	
Site Enclosure								
Retaining Walls								
Masonry: Brick	100%			2038	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	0-2	\$2,200	2041	* *			
	Cracking/	Crumbling,	Extent: Moderate	, Area Aj	ffected : 10%			
	Location	ı : Sidewalk	k Flags Proximate T	To Curb .	At Main Entrance			
On-Site Walkways								
Cast in Place Concrete	100%	0-2	\$600	2041	* *			
	Cracking/	Crumbling,	Extent: Moderate	, Area Aj	ffected : 15%			
	Location	ı : Rear Yar	rd					

lectrical	Current Repair	Futur	e Replacement	M	aintenance	
ystem Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nder 600 Volts						
Service Equipment						
Molded Case Bkrs	100%	2028	\$1,600	5	\$400	
	Other Observation, Extent: Moderate,	Area Affe	ected : 100%			
	Location: Basement					
	Explanation: No Available Nameplat	Rating	Capacity			
Switchgear / Switchboard						
Molded Case Bkrs	100%	2028	\$34,200	5	\$400	
	Other Observation, Extent: Moderate,	Area Affe	cted : 100%			
	Location : Electrical Room					
	Explanation: 1- Vertical Section					
Raceway						
Conduit	100%	2028	\$33,200	1		
Panelboards						
Fused Disc Sw	10%	2027	\$1,600	5		
Molded Case Bkrs	90%	2027	\$14,200	5	\$400	

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

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

Asset #: 13331

Electrical	Current Rep	air Futur	Future Replacement		Maintenance	
System Component Type	% of Fail Date Es Total (Years)	timated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts						
Wiring						
Braided Cloth	50% 2-4 Insulation Aged, Extent: Location: Throughout	\$14,700 2053 Moderate, Area Affecte	* * d : 50%	1		
Thermoplastic	50%	2028	\$14,700	1		
Motor Controllers Variable Frequency Drive	100%	2045	* *			
Ground						
Grounding Devices Generic	100%	LIFE	* *	5	\$200	
Lighting						
Interior Lighting	100/	2020	¢20.000	10	¢2.700	
Fluorescent	18% Compact Fluorescent Lig		\$30,900 Area Affected : 100	10	\$2,700	
El .	Location : Throughout		* *	10	Ф200	
Fluorescent	2% T-8 Lamps And Fixtures, Location : Electrical An	0 00		10	\$300	
Fluorescent	80% T-12 Lamps And Fixtures Location: Throughout		\$137,400 ea Affected : 100%	10	\$11,900	
Egress Lighting						
Emergency, Battery	50%	2036	* *	10	\$2,000	
Exit, Service	50%	2036	* *	1		
Exterior Lighting						
HID	5%	2023	\$3,200	10		
Incandescent	5%	2023	\$2,800	2		
No Component	90%					
Alarm						
Security System No Component	50%					
Generic	50%	2036	* *	1	\$3,000	
Generic	Other Observation, Exter Location : Reading Are Explanation : CCTV Su	nt : Light, Area Affected as And Hallways	: 100%	1	ψ3,000	
Fire/Smoke Detection						
Generic, Digital	100%	2036	* *	1-3	\$10,300	
	Other Observation, Exter Location : Throughout		: 100%			
	Explanation: Strobe Li	ghts, Manual Pull Statio	ons, Alarm Bells, S	moke De	etectors And Horns	

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

Heating

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

Estimates are rounded to the nearest hundred dollars.

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

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

Asset #: 13331

Mechanical	Current Re	Current Repair Future Replacement		Maintenance		
System Component Type	% of Fail Date E Total (Years)	stimated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating						
Energy Source Natural Gas	100%	2048	* *	1		
Conversion Equipment Hot Water Boiler	100% Other Observation, Extended Location: Basement Explanation: 1 New U		**	1	\$8,000	
Distribution						
Hot Wtr Piping/Pump	100%	2036	* *	4	\$800	
Terminal Devices						
Air Handler	50%	2036	* *	1	\$5,000	
Convector/Radiator	50%	2033	* *	1	\$2,600	
Air Conditioning						
Energy Source						
Electricity	100%	2036	* *	1		
Conversion Equipment Interior Pkg Unit - Cooling	40%	2032	* *	2	\$400	
Exterior Pkg Unit - Cooling	Explanation: 2 New F	ent, 1 In 3rd Floor Mech Package Units. R-410a 2036 ent : Light, Area Affected	* *	2	\$400	
	Location: 2nd Floor I Explanation: 1 New I	Roof	. 4370			
Split Unit	5%	2036	* *			
1	Other Observation, Exte Location : Roof Explanation : 1 New U	ent : Light, Area Affected	: 5%			
Window/Wall Unit	10%	2023	\$3,300	1		
Terminal Devices Fan Coil - 2 Pipe	5%	2036	**	1	\$300	
No Component	95%					
Heat Rejection Evaporative Condenser No Component	5% 95%	2036	* *	2	\$600	
Ventilation	75.0					
Distribution Ductwork/Diffusers	100%	LIFE	**	2-5	\$9,000	
Exhaust Fans						
Interior	70%	2036	* *	2	\$400	
Roof	30%	2036	* *	2	\$200	
Plumbing H/C Water Piping	1000/	2020	* *	1		
Brass/Copper	100%	2038	T T	1		

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

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

Mechanical	Current Repair	Future	Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated Total (Years)	Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing						
Water Heater						
Gas Fired	100%	2027	\$9,800	2	\$200	
Sanitary Piping						
Cast Iron	100%	LIFE	* *	1		
Storm Drain Piping						
Cast Iron	100%	LIFE	* *	1		
Fixtures						
Generic	100%					
Vertical Transport						
Elevators						
Hydraulic	100%	LIFE	* *			
	Other Observation, Extent: Light	t, Area Affected :	100%			
	Location: Basement To 3rd Flo	oor				
	Explanation: One Unit					
Fire Suppression						
Sprinkler						
No Component	92%					
Generic	8%	2028	\$12,600	1-2	\$400	

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

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

Page: 115

Print Date: 12-Sep-2019 NEW YORK PUBLIC LIBRARY - FY 2020

Asset Name : FORT WASHINGTON BRANCH LIBRARY
Address : 535 WEST 179TH ST. NEAR AUDUBON AVE.

Borough : MANHATTAN Agency's Number : F01

Area Sq Ft : 15,158 Project Type : NEW YORK PUBLIC LIBRARY

Date of Survey : 30-May-2017 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,2,3

Block : 2153 Lot : 53 BIN : 1063632

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$1,126,900	\$192,500
Interior Architecture	\$633,500	
Electrical	\$162,200	\$32,100
Mechanical	\$207,000	\$68,300
Total	\$2,129,600	\$292,900
Importance Code A	\$1,242,700	\$192,500
Importance Code B	\$662,100	\$100,500
Importance Code C	\$224,800	
Total	\$2,129,600	\$292,900

Total	\$2,800	\$6,300	\$64,500	\$23,400
Importance Code C	\$2,800	4-900	· , · · ·	¥==,, · · ·
Importance Code B	\$133,500	\$5,600	\$63,800	\$22,700
Importance Code A	\$67,800	\$700	\$700	\$700
Total	\$204,100	\$6,300	\$64,500	\$23,400
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Site Pavements	\$19,200			
Site Enclosure	\$1,300			
Mechanical	\$91,000	\$1,500	\$35,800	\$1,500
Electrical	\$22,400	\$800	\$24,100	\$700
Interior Architecture	\$20,500		\$700	\$17,200
Exterior Architecture	\$45,800			
EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024



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

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

rchitecture	Current Repair	Future Replacement	Maintenance					
ystem Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle Estimated Co (Yrs)	st Priority				
kterior								
Exterior Walls	570/ No	TIEE **	5 \$21.20	n				
Masonry: Brick	57% Now \$399,700 Diagonal Cracks, Extent: Moderate, A Location: Chimney	LIFE	5 \$31,30	J				
	Jnt Mortar Miss/Erod, Extent : Modera	te, Area Affected : 50%						
	Location: North And West Facades	**						
	Spalling, Extent : Severe, Area Affected Location : North And West Facades -	2nd And3rd Stories						
	Worn/Eroded, Extent : Moderate, Area Location : North And West Facades							
Masonry: Granite	5% Now \$105,200 Int Mortar Miss/Erod, Extent: Modera Location: South Facade	LIFE ** te, Area Affected : 25%	5 \$2,10	0				
Masonry: Limestone	25% Now \$528,600	LIFE **	5 \$10,30	0				
1.14com y. 2.111coconc	Jnt Mortar Miss/Erod, Extent : Modera Location : South Facade	te, Area Affected : 25%						
	Misaligned/Bulging, Extent : Moderate Location : South Facade	, Area Affected : 5%						
	Staining/Discoloring, Extent : Moderat Location : South Facade	e, Area Affected : 25%						
Masonry: Sandstone	3%	LIFE **	5 \$1,20	0				
Metal Panel	10% Now \$4,200	2028 \$41,800	5 \$10,30	0				
	Deformed/Dented, Extent : Moderate, Area Affected : 20% Location : Penthouse - Custodial Apartment							
	Deteriorated Finish, Extent: Moderate	, Area Affected : 50%						
	Location: Penthouse - Custodial Apa	rtment						
Windows								
Metal Louvers	5% Now \$7,900	2043 **						
	Deformed/Dented, Extent: Severe, Area	a Affected : 50%						
	Location : Louvers - All Facades							
Wood	95% Now \$19,000	2044 **	5 \$23,90	0				
	On Extended Life, Extent : Severe, Area Location : Protective Metal Grilles O							
	Locuiton . Frotective Metal Grilles O	n worm (Kear) raçade						

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

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

Architecture	Current Repair	Future Replacement	М	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority
Exterior					
Parapets					
Masonry: Brick	83% Now \$48,300 Cracking/Crumbling, Extent: Moderate, Location: Interior Face	LIFE ** Area Affected : 10%	5	\$2,000	1
	Diagonal Cracks, Extent : Severe, Area Location : Northwest Corner And At D	unage Supports			
	Jnt Mortar Miss/Erod, Extent : Moderat Location : Interior Face				
	Spalling, Extent : Severe, Area Affected Location : All Parapet Walls	: 25%			
Masonry: Limestone	5% 0-2 \$1,300	LIFE **	5	\$200	
·	Jnt Mortar Miss/Erod, Extent : Moderat Location : South Facing Parapet Wall				
Masonry: Sandstone	2% Now \$400	LIFE **	5	\$100	
·	Jnt Mortar Miss/Erod, Extent : Moderat Location : Coping At First Floor Para	**			
	Other Observation, Extent : Moderate, A Location : At First Floor Parapet	rea Affected : 100%			
Matal. Cana/Fana	Explanation: This Component Is Actual 5% 4+ \$500	<u> </u>	5	\$400	
Metal: Cage/Fence	Corrosion/Rusting, Extent : Moderate, A Location : East Facade	2033	3	\$400	
	Deteriorated Finish, Extent : Moderate, Location : East Facade	Area Affected : 50%			
Stucco Cement	5% Now \$700 Cracking/Crumbling, Extent: Severe, An Location: Coping At East, West And N		5	\$200	
	Other Observation, Extent: Moderate, A Location: Coping	trea Affected : 50%			
	Explanation: Stucco Cement Has Been	n Applied To Existing Masc	onry Ston	e Coping	

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

Asset #: 13332

Architecture	Current Repair	Future Replacement	Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority
Exterior				
Roof				
Asphalt Shingle	15% Now \$7,000	2043 **		
	Cracking/Crumbling, Extent : Moderat	e, Area Affected : 10%		
	Location : Throughout			
	Worn/Eroded, Extent : Moderate, Area	Affected: 50%		
	Location : Throughout			
Modified Bitumen	82% Now \$45,200	2028 \$150,700		1
	Drains Clogged, Extent : Severe, Area	·		
	Location : Upper Roofs			
	Gut/DS Non Func/Miss, Extent : Severe	e, Area Affected : 30%		
	Location : Upper Roofs	. 55		
	Miss/Damaged Flashings, Extent : Seve	ere. Area Affected : 25%		
	Location: Upper Roofs	,		
	Water Penetration, Extent : Severe, Are	pa Affected · 15%		
	Location: At Capped Transom Windo			
G1 1 G1 :			Z 07.100	
Sloped Glazing	3% 2-4 \$4,800	LIFE	5 \$5,100	
	Loose/Miss Fasteners, Extent: Modera	te, Area Affected : 20%		
T. A	Location : Above Shaftway On Roof			

Interior

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

Asset #: 13332

Architecture	Current Repair	Future Replacement	Maintenance		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority
nterior					
Floors	50/ 2.4 01.500	0004	2	01 500	
Carpet	5% 2-4 \$1,500 Broken/Missing Elements, Extent : Ligh Location : Throughout	2024 \$15,300 t, Area Affected : 10%	3	\$1,700	
Cast in Place Concrete	10% Now \$5,000 Cracking/Crumbling, Extent: Moderate Location: Stairs Worn/Eroded, Extent: Moderate, Area Location: Stairs		5	\$5,000	
Ceramic Tile	3% 2-4 \$14,000 Cracking/Crumbling, Extent: Moderate Location: Throughout Worn/Eroded, Extent: Moderate, Area Location: Throughout		5	\$300	
Cork Tile	15% Now \$89,700 Worn/Eroded, Extent : Moderate, Area Location : Throughout 2nd Floor	2058 ** Affected : 50%	5	\$1,500	
Quarry Tile	4%	2033 **	5	\$1,400	
Vinyl Tile	13% Now \$26,500 Broken/Missing Elements, Extent: Seve Location: Third Floor, Basement	2038 **	3	\$1,100	
	Worn/Eroded, Extent: Severe, Area Aff- Location: Third Floor, Basement Other Observation, Extent: Severe, Are Location: Basement Explanation: 9x9 Tiles				
Vinyl Tile	35% 2-4 \$71,400 Cracking/Crumbling, Extent: Light, Ar. Location: Throughout 1st Floor And J. Uneven Substrate, Extent: Moderate, A Location: Throughout 1st Floor And J. Worn/Eroded, Extent: Moderate, Area Location: Throughout 1st Floor And J.	Staff Areas rea Affected : 25% Staff Areas Affected : 50%	3	\$3,000	
Wood	15% Now \$118,700 Dry Rot/Decay, Extent: Moderate, Area Location: Third Floor Apartment And Split/Cracked, Extent: Severe, Area Aff Location: Third Floor Apartment And Worn/Eroded, Extent: Moderate, Area Location: Third Floor Apartment And	l Auditorium lected : 50% l Auditorium Affected : 50%	5	\$3,200	

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

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

Asset #: 13332

Architecture	Current Repair	Future Replacement	ent	Maintenance	
System Component Type	% of Fail Date Estimated Total (Years)	Cost Year Estimated FY	Cost Cy (Yi	cle Estimated Cost rs)	Priority
Interior					
Interior Walls Ceramic Tile	3% Now \$50 Worn/Eroded, Extent : Moderate Location : Throughout	,200 2043 , Area Affected : 50%	** 5	\$900	
Masonry: Brick	10% Now \$47 Water Penetration, Extent : Seven Location : Foundation Walls At	**	* *		
Plaster	20% Now \$97 Cracking/Crumbling, Extent: Lig Location: Third Floor Apartme Loose/Delam Surface, Extent: Li Location: Third Floor Apartme Paint Peeling, Extent: Severe, A Location: Third Floor Apartme Water Penetration, Extent: Mode Location: Third Floor Apartme	ent, Auditorium, And Stairs ight, Area Affected: 25% ent, Auditorium, And Stairs rea Affected: 100% ent, Auditorium, And Stairs erate, Area Affected: 20%	** 5	\$3,400	
Plaster	62% Now \$30 Deteriorated Finish, Extent: Moderate Location: Throughout Paint Peeling, Extent: Moderate Location: Throughout		** 5	\$10,700	
Wood	5%	LIFE	** 5	\$11,500	
Ceilings Plaster	25% Now \$78 Cracking/Crumbling, Extent: Se Location: Third Floor Apartme Loose/Delam Surface, Extent: M Location: Third Floor Apartme Water Penetration, Extent: Seven Location: Third Floor Apartme	ent And Auditorium foderate, Area Affected : 25% ent And Auditorium re, Area Affected : 25%	** 5	\$3,500	
Plaster	75% 4+ \$23 Paint Peeling, Extent: Moderate Location: Throughout Staining/Discoloring, Extent: Moderate Location: 2nd Floor And 1st F	oderate, Area Affected : 15%	** 5	\$10,600	
Site Enclosure	Zoomon . Zha i tooi ilha ist i	Lateriston			
Fence/Gates Chain Link	100% 0-2 \$1 Corrosion/Rusting, Extent : Mode Location : Rear Yard Fence		,700		
Retaining Walls Cast in Place Concrete	100% 2-4 \$ Exposed Reinforcement, Extent : Location : Rear Yard	\$200 2048 Moderate, Area Affected : 2	* * 0%		

Site Pavements

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

Estimates are rounded to the nearest hundred dollars.

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

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

Asset #: 13332

Architecture	Current Repair	Future	Replacement	M	aintenance	
System Component Type	% of Fail Date Estimate Total (Years)	d Cost Year I FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Pavements						
Public Sidewalk						
Cast in Place Concrete	100% 0-2 \$	1,400 2041	* *			
	Cracking/Crumbling, Extent : M.	loderate, Area Affe	ected : 10%			
	Location : Sidewalk Flags Ned	ır Curb				
On-Site Walkways						
Masonry: Granite	100% 0-2 \$	1,600 LIFE	* *			
•	Cracking/Crumbling, Extent : M.	loderate, Area Affe	ected : 15%			
	Location: Main Entry Landing	g				
	Diagonal Cracks, Extent : Mode	erate, Area Affecte	d : 15%			
	Location : Main Entry Landing					
Activity Yard						
Cast in Place Concrete	100% Now \$10	6,200 2048	* *			
	Ponding, Extent : Moderate, Arc	ea Affected : 50%				
	Location : Rear Yard					
	Sinking/Subsiding, Extent: Mod	lerate, Area Affecte	ed : 10%			
	Location : Rear Yard	. 55				
	Other Observation, Extent : Sev	ere, Area Affected	: 50%			
	Location : Rear Yard					
	Explanation: Worn/Eroded,	Vegetation Growth	'n			

Electrical	Current Repair	Future R	eplacement	Maintenance		
System Component Type	% of Fail Date Estir Total (Years)	nated Cost Year Es	stimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
Inder 600 Volts						
Service Equipment						
Fused Disc Sw	100% 2-4	\$22,000 2058	* *	5		
	Other Observation, Extent .	Moderate, Area Affecte	d : 100%			
	Location: Electrical Room	m				
	Explanation : Main Servi	ce Switch Rated At 800 A	mperes And On	Extende	ed Life	
Switchgear / Switchboard						
Molded Case Bkrs	100%	2028	\$34,200	5	\$400	
	Other Observation, Extent .	Moderate, Area Affecte	d: 100%			
	Location : Electrical Room	m				
	Explanation: 1 Vertical S	Section				
Raceway						
Conduit	100%	2028	\$33,200	1		
Panelboards						
Fused Disc Sw	10%	2027	\$1,600	5		
Molded Case Bkrs	90%	2027	\$14,200	5	\$400	
Wiring			-			
Thermoplastic	95%	2028	\$27,900	1		
Thermoplastic	5%	2048	* *	1		
Ground						
Grounding Devices						
Generic	100%	LIFE	* *	5	\$200	

Lighting

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

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

Asset #: 13332

Electrical	Current Re	pair	Futur	Future Replacement		aintenance	
System Component Type	% of Fail Date I Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting							
Interior Lighting							
Fluorescent	10%		2033	* *	10	\$1,400	
	T-8 Lamps And Fixture Location : Offices	s, Extent : Light,	Area Afj	fected : 100%			
Fluorescent	70%		2023	\$112,400	10	\$9,700	
Tuorescent	Other Observation, Ext	ent · Light Area		·	10	ψ,,,,οο	
	Location : Reading A	0	11,5,00000	. 100/0			
	Explanation : T-12 La						
Fluorescent	20%		2028	\$32,100	10	\$2,800	
11001000111	Compact Fluorescent L	ight. Extent : Mo				42 ,000	
	Location : 2nd Floor		, -				
Egress Lighting							
Emergency, Battery	50%		2028	\$10,800	10	\$1,800	
Exit, Service	50%		2028	\$1,100	1	* ,	
Exterior Lighting							
HID	20%		2023	\$12,100	10		
No Component	80%						
Alarm							
Security System							
No Component	30%						
Generic	70%		2033	* *	1	\$4,000	
	Other Observation, Ext	ent : Light, Area	Affected	: 100%			
	Location: Reading A	reas					
	Explanation: CCTV	Surveillance Can	nera Syst	em			
Fire/Smoke Detection							
No Component	70%						
Generic, Analog	30% 0-2	\$49,800	2038	* *	1-3	\$2,600	
	Other Observation, Ext	ent : Moderate, 2	Area Affe	ected : 100%			
	Location: Hallways A	And Stair Case L	andings				
	Explanation: Obsole	te Fire Alarm Sys	stem				

Mechanical		Current F	lepair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2038	* *	1		
Conversion Equipment								
Hot Water Boiler	100%	0-2	\$115,800	2048	* *	1	\$6,700	
	Obsolete I	quipment,	Extent : Severe, Ai	ea Affec	ted : 100%			
	Location	: Basemen	t					
Distribution								
Hot Wtr Piping/Pump	100%	Now	\$1,200	2027	\$23,400	4	\$700	
1 0 1	Corroded,	Extent: M	oderate, Area Affe	cted : 5%	6			
	Location	: Basemen	t					

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

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

Asset #: 13332

Mechanical		Current F	Repair	Future Replacement Maintenance		aintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Terminal Devices Air Handler	Leak Evid Location	ı : Basemen	\$21,100 : Moderate, Area A at Communication I	Room		1	\$800	
		Equipment, 1 : Basemen	Extent : Severe, Ai	rea Affec	ted : 10%			
Convector/Radiator Unit Heater - Hot Water	85%			2026 2023	\$68,300 \$2,800	1	\$4,200	
Air Conditioning								
Energy Source Electricity	100%			2036	* *	1		
Conversion Equipment	10070			2050				
Reciprocating Compr/Chiller		Now	\$19,100	2038	* *	1	\$900	
			oderate, Area Affe	cted: 30	%			
	-	igerant, Ext	tent : Severe, Area ete Unit, Roof	Affected	: 15%			
Exterior Pkg Unit - Cooling	75%	Now	\$91,200	2038	* *	2	\$600	
	Location R-22 Refr	ı : Roof igerant, Ext	oderate, Area Affe tent : Severe, Area tte Units, Roof					
No Component	10%							
Terminal Devices Air Handler/Cool/Ht	Obsolete I	Now Equipment, 1 : Basemen	\$22,700 Extent : Severe, An	2038 rea Affec	* * ted : 15%	1	\$1,300	
No Component	85%							
Heat Rejection Air Cooled Condenser Unit	15%	Now	\$4,100	2038	* *	2	\$1,300	
Cint			evere, Area Affecte ete Unit, Roof	d : 15%				
No Component	85%							
Ventilation								
Distribution						. -	** -* -	
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$8,500	
Exhaust Fans	150/			2022	\$0,000	2	#100	
Interior Roof	15% 85%			2023 2023	\$8,000 \$21,200	2 2	\$100 \$400	
Plumbing	0370			2023	\$21,200		\$ 4 00	
1411101112								
H/C Water Piping Brass/Copper	70%			2038	* *	1		

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

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

echanical	Current Repair	Future Replacement	N	laintenance			
stem Component Type	% of Fail Date Estimated Co Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority		
mbing							
Water Heater							
Gas Fired	100% Now \$9,20	2028 \$9,200	2	\$200			
	On Extended Life, Extent : Severe, A	ea Affected : 100%					
	Location: Basement						
Sanitary Piping							
Cast Iron	100% 0-2 \$11,00	LIFE **	1				
	Corroded, Extent : Moderate, Area A	ffected : 30%					
	Location: Basement						
Storm Drain Piping							
Cast Iron	100% Now \$1,60	LIFE **	1				
	Leak Evident, Extent : Moderate, Are	a Affected : 10%					
	Location: Drain In The Basement						
Sump Pump(s)							
Submersible	100% Now \$50	2023 \$500	4	\$300			
	Obsolete Equipment, Extent : Severe, Area Affected : 100%						
	Location: Basement						
Fixtures							
Generic	100%						
	Obsolete Fixtures, Extent : Severe, A	rea Affected : 100%					
	Location : Throughout						

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

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

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Print Date: 12-Sep-2019 NEW YORK PUBLIC LIBRARY - FY 2020

Asset Name : FRANCIS MARTIN BRANCH LIBRARY
Address : 2150 UNIVERSITY AVE. @W. 181 ST.

Borough : BRONX Agency's Number : F02

Area Sq Ft : 17,130 Project Type : NEW YORK PUBLIC LIBRARY

Date of Survey : 08-Apr-2016 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,2

Block : 3211 Lot : 5 BIN : 2014579

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture		\$70,500
Electrical	\$68,400	
Mechanical	\$191,200	\$54,300
Total	\$259,700	\$124,800
Importance Code A		\$70,500
Importance Code B	\$259,700	\$54,300
Total	\$259,700	\$124,800

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$55,100			\$3,300
Interior Architecture	\$31,300	\$15,100	\$900	\$1,900
Electrical	\$6,100	\$25,500	\$300	\$100
Mechanical	\$5,600	\$1,800	\$3,800	\$1,800
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$102,000	\$46,300	\$8,900	\$11,100
Importance Code A	\$55,900	\$900	\$800	\$4,100
Importance Code A Importance Code B	\$55,900 \$30,600	\$900 \$45,400	\$800 \$8,100	\$4,100 \$7,000
1		****	*	



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

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

Asset #: 13333

chitecture	С	urrent Re	pair	Futur	e Replacement	M	aintenance	
stem Component Type		nil Date I Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
erior								
Exterior Walls								
Cast in Place Concrete		_	\$2,000 Extent : Moderate de	LIFE e, Area Ą	* * ffected : 15%	5	\$8,600	
Masonry: Brick	90%			LIFE	* *	5	\$30,800	
Masonry: Granite	Jnt Mortar M Location : T	Throughou ks, Extent	: Light, Area Af			5	\$1,300	
Windows			•					
Aluminum	Location : T	Throughou			**	5	\$6,600	
		i : Protect	ive Metal Grilles				Φ.5.0.0	
Glass Block	10%			LIFE	* *	5	\$500	
Parapets Masonry: Brick	Horizontal Cr Location : E	East Faca	\$25,900 ent : Moderate, A de Extent : Moderat	-		5	\$2,100	
	Location : T	Throughoi ent : Lighi	ıt ⁱ , Area Affected :		- <i>y</i>) ected 1 2 0 / 0			
Metal: Cage/Fence	10,0	-	\$300 ent : Moderate, 2 ut	2032 Area Affe	* * ected : 15%	5	\$900	
Pre-Cast Concrete	10%	0-2	\$2,000	LIFE	* *	5	\$1,700	
	Location : To Vegetation Galaction : Control of the	Throughou rowth, Ext Coping Sto l, Extent:	tent : Moderate, . ones Moderate, Area .	Area Affo	ected : 50%			
Roof								
Roll Roofing	Location: W Drains Clogg Location: F Patching Evid	nt : Mode Various Lo red, Exten Roof Drain dent, Exte	t : Moderate, Are ns nt : Light, Area A	ea Affecte	ed : 15%	5	\$13,500	
		Split, Exte	it ent : Moderate, A ocations At Roof					

Interior

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

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

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

Asset #: 13333

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
terior								
Floors								
Carpet	3%			2026	\$10,400	3	\$1,200	
Cast in Place Concrete	5%			LIFE	* *	5	\$2,800	
Ceramic Tile	5%			2040	* *	5	\$1,300	
Terrazzo	5%			LIFE	* *	5	\$1,000	
Vinyl Tile	60%	4+	\$13,800	2032	* *	3	\$5,800	
	_	Crumbling, 1 : 1st Flooi	Extent : Moderate r	, Area Ą	ffected : 15%			
			tent : Moderate, A	rea Affec	cted : 15%			
		: 1st Floor						
	Worn/Ero	ded, Extent	: Light, Area Affec	ted : 15	%			
		: 2nd Floo						
Vinyl Tile	17%			2035	* *	3	\$1,600	
Vinyl Tile 9" X 9"	5%			2022	\$14,900	3	\$500	
Interior Walls								
Ceramic Tile	5%			2040	* *	5	\$1,200	
Concrete Masonry Unit	10%			LIFE	* *	5	\$900	
Glazed Ceramic Panel	2%	Now	\$15,500	LIFE	* *			
	Broken/Missing Elements, Extent: Severe, Area Affected: 15%							
	Location	: At Sink A	and Under Window	In Base	ment Storage Roon	n		
	Water Per	etration, E	xtent : Moderate, A	1rea Affe	ected : 15%			
	Location	: At Sink I	n Basement Storag	e Room				
Gypsum Board	68%			LIFE	* *	5	\$9,500	
Plaster	15%			LIFE	* *	5	\$1,000	
Ceilings								
AcousTileConcealSpLn	30%			2040	* *	5	\$9,600	
Exposed Concrete	20%			LIFE	* *	5	\$800	
Gypsum Board	35%	Now	\$1,900	LIFE	* *	5	\$11,200	
7 1			xtent : Severe, Ared		d : 2%		. ,	
	Location	: 2nd Floo	or Window					
Plaster	15%			LIFE	* *	5	\$2,400	

Electrical	Current Repair	Future	Replacement	M	aintenance	
System Component Type	% of Fail Date Estimate Total (Years)	d Cost Year I	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2027	\$1,600	5	\$100	
	Other Observation, Extent : Mo	derate, Area Affect	ted : 100%			
	Location : Electrical Room					
	Explanation: One 400 Amper	es And One 200 An	nperes Main Disc	connect S	Switch	
Switchgear / Switchboard						
Molded Case Bkrs	100%	2027	\$34,200	5	\$500	
Raceway						
Conduit	70%	2047	* *	1		
Conduit	30%	2027	\$9,900	1		

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

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

Asset #: 13333

Electrical	Current Repair	Future Rep	lacement	Ma	aintenance	
System Component Type	% of Fail Date Estimate Total (Years)	ed Cost Year Estin	nated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts						
Panelboards						
Fused Disc Sw	5%	2026	\$800	5		
Molded Case Bkrs	60%	2043	* *	5	\$300	
Molded Case Bkrs	35%	2026	\$5,500	5	\$200	
Wiring Braided Cloth	20% 2-4 \$	S5,900 2052	* *	1		
Braided Cloth	Insulation Aged, Extent: Mode	,		1		
	Location: Throughout The Bi		0/0			
Thermoplastic	40%	2047	* *	1		
Thermoplastic	40%	2027	\$11,700	1		
Motor Controllers						
Locally Mounted	100%	2025	\$32,000	5	\$100	
Ground						
Grounding Devices	1000/	LIDE	* *	_	#200	
Generic	100%	LIFE	* *	5	\$300	
Lighting						
Interior Lighting Fluorescent	5%	2032	* *	10	\$800	
Fluorescent	Other Observation, Extent : Mo			10	\$800	
	Location: Throughout The Bi	00	10070			
	Explanation : Compact Fluor	-				
Fluorescent	55%	2032	* *	10	\$8,600	
Tuorescent	Other Observation, Extent : Lig		%	10	\$6,000	
	Location: Throughout	5.00, 11.00 15,500000 . 100	. •			
	Explanation: T-8 Lamps					
Fluorescent	40%	2035	* *	10	\$6,300	
	T-5 Lamps And Fixtures, Exten		cted : 100%		¥ -)	
	Location : Throughout The Bi					
Egress Lighting						
Emergency, Battery	50%	2022	\$12,200	10	\$2,100	
Exit, Service	50%	2022	\$1,300	1		
Exterior Lighting						
HID	100%	2022	\$68,400	10	\$100	
Alarm						
Security System						
No Component	80%					
Generic	20%	2032	* *	1	\$1,300	

Mechanical	Current Repair	Future Replacement	Maintenance	
System Component Type	% of Fail Date Estimated Cos Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority
Heating				
Energy Source Natural Gas	100%	2047 **	1	

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

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

Asset #: 13333

Mechanical		Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating	•		•				•
Conversion Equipment Hot Water Boiler	Location	ervation, Extent : Light, Ared : Boiler Room tion : 1 Unit	2040 a Affected	* * ! : 100%	1	\$8,500	
Distribution	1						
Hot Wtr Piping/Pump	100%		2043	* *	4	\$800	
Terminal Devices							
Air Handler	10%		2027	\$23,900	1	\$1,100	
Convector/Radiator		Now \$4,100	2040	* *	1	\$4,500	
		vice, Extent : Severe, Area Aj : Staff Lounge And Libraria	-	0%			
Air Conditioning							
Energy Source							
Electricity	100%		2043	* *	1		
Conversion Equipment							
Reciprocating	10%		2027	\$14,400	1	\$800	
Compr/Chiller	000/		2022	#101 2 00	2	Ф000	
Ext Pkg Unit -	90%		2022	\$191,200	2	\$900	
Heating/Cooling	D 22 Defui	cougut Extent : Moderate A	waa Affaa	tad : 1000/			
	Location	gerant, Extent : Moderate, A · Roof	геа Ајјес	ea : 100%			
Terminal Devices	Locuiton	. 100)					
Air Handler/Cool/Ht	10%		2027	\$19,000	1	\$1,100	
No Component	90%		2021	\$19,000	1	\$1,100	
Heat Rejection	7070						
Dry Cooler	10%		2027	\$9,200	2	\$1,200	
No Component	90%		2021	ψ,200	2	Ψ1,200	
Ventilation	7070						
Distribution							
Ductwork/Diffusers	100%		LIFE	* *	2-5	\$9,600	
Exhaust Fans							
Interior	90%		2027	\$54,300	2	\$500	
Roof	10%		2027	\$2,800	2	\$100	
Plumbing							
H/C Water Piping							
Brass/Copper	30%		2047	* *	1		
Galvanized Steel	70%		2040	* *	1		
Water Heater	****		202=	4.0.40	_	44.00	
Gas Fired	100%	. II	2027	\$10,400	2	\$300	
		tallation, Extent : Light, Ared : Mechanical Room	a Affectea	: 100%			
Conitomy Digitary	Localion	. Mechanicai Koom					
Sanitary Piping Cast Iron	100%		LIFE	* *	1		
Storm Drain Piping	10070		LILE		1		
Cast Iron	100%		LIFE	* *	1		
Cast Holl	10070		LITE	·	1		

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

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

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NEW YORK PUBLIC LIBRARY - 035 FRANCIS MARTIN BRANCH LIBRARY

Asset #: 13333

Mechanical	Current Repair	Future	Replacement	М	aintenance	
System Component Type	% of Fail Date Estimated (Total (Years)	Cost Year I FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing						
Fixtures						
Generic	100%					
	Other Observation, Extent : Light,	Area Affected :	25%			
	Location : 2nd Floor					
	Explanation : Rest Rooms Are Un	nder Constructio	on In Children Ai	rea		
Vertical Transport						
Elevators						
Hydraulic	100%	LIFE	* *			
•	Other Observation, Extent : Light,	Area Affected :	100%			
	Location: Basement To 2nd Floo					

Explanation: 1 Unit

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

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Print Date: 12-Sep-2019 NEW YORK PUBLIC LIBRARY - FY 2020

Asset Name : GEORGE BRUCE BRANCH LIBRARY

Address : 518 WEST 125TH ST. NEAR AMSTERDAM AVE.

Borough : MANHATTAN Agency's Number : G01

Area Sq Ft : 17,723 Project Type : NEW YORK PUBLIC LIBRARY

Date of Survey : 17-May-2017 Landmark Status : EXTERIOR LANDMARK

Areas Surveyed : Basement, Roof, Floors 1,2,3

Block : 1980 Lot : 22 BIN : 1059688

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$215,200	\$198,000
Interior Architecture	\$50,300	\$155,700
Electrical	\$10,200	\$10,200
Mechanical	\$150,200	\$92,800
Total	\$426,000	\$456,600
Importance Code A	\$215,200	\$198,000
Importance Code B	\$210,800	\$258,600
Total	\$426,000	\$456,600

Total	\$426,000	\$456,600
10111	Ψ-20,000	Ψτου,ουο

Total	\$111,600	\$9,500	\$58,800	\$7,700
Importance Code C	\$10,100	\$500		
Importance Code B	\$79,000	\$8,100	\$57,700	\$6,800
Importance Code A	\$22,600	\$900	\$1,100	\$900
Total	\$111,600	\$9,500	\$58,800	\$7,700
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Site Enclosure	\$1,600			
Mechanical	\$42,200	\$1,900	\$29,400	\$1,900
Electrical	\$11,700	\$500	\$22,900	\$500
Interior Architecture	\$30,500	\$3,100	\$2,500	\$1,300
Exterior Architecture	\$21,700			
EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024



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

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

Asset #: 13334

Architecture		Current I	Repair	Futu	re Replacement	M	aintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior									
Exterior Walls									
Masonry: Brick	60%			LIFE	* *	5	\$7,800		
Masonry: Brick	10%			LIFE	* *	5	\$1,300		
Masonry: Limestone	7%	0-2	\$12,600	LIFE	**	5	\$700		
			d, Extent : Modera		00				
			ve banaing Ana A : Moderate, Area	-	North / South Fac	aaes			
					. 2576 North / South Fac	ades			
M M 11				-	**		ф1 2 00		
Masonry: Marble		Now	\$42,900 Extent : Moderate	LIFE		5	\$1,200		
	_	_	- Extent . Moderate ucade - Base Of Bu	-	jjeciea . 1570				
			d, Extent : Modera	_	Affected · 25%				
				ic, mrca i	anjecteu : 2570				
		Location: North And South Facades Staining/Discoloring, Extent: Moderate, Area Affected: 25%							
	Location: North Facade								
	Worn/Ero	ded, Extent	: Moderate, Area	Affected	: 25%				
	Location	: North Fa	ıcade	-					
Pre-Cast Concrete	3%	Now	\$700	LIFE	* *	5	\$1,300		
	Broken/Mi	issing Elem	ents, Extent : Seve		Affected : 5%		. ,		
	Location	: Base Of	Building At Elevat	or Vestib	pule - North Facado	е			
Slate Panels	3%			LIFE	* *	5	\$300		
Stucco Cement	5%	Now	\$400	2033	* *	5	\$800		
		r/Impact D : East Fac	amage, Extent : Se cade	evere, Ar	ea Affected : 5%				
Windows									
Metal Louvers	5%			2031	* *	10	\$600		
Wood	20%	Now	\$17,800	2053	* *	5	\$2,100	1	
	-	-	nt : Severe, Area Ą		50%				
	Location: Old Apartment - Penthouse								
			Extent : Moderate,		fected : 50%				
	Location: Old Apartment - Penthouse								
	-		: Severe, Area Aff		0%				
		: Old Apa	rtment - Penthouse						
Wood	25%			2036	* *	5	\$5,100		
Wood		Now	\$44,400	2053	**	5	\$5,100		
	Air Infiltration, Extent : Moderate, Area Affected : 50% Location : First And Second Floors								
	Hardware Missing, Extent : Moderate, Area Affected : 30% Location : First And Second Floors								
	Thermally	Inefficient	, Extent : Moderate	e, Area A	ffected : 100%				
			d Second Floors						
	Unit Inope	erable, Exte	ent : Moderate, Arc	ea Affecto	ed : 20%				
	Location	: First And	d Second Floors						

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

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

Asset #: 13334

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
System	0/ .6		-					Dadie 14
Component Type	% of Total	(Years)	Estimated Cost	Year FY	Estimated Cost	(Yrs)	Estimated Cost	Priority
Exterior	•			•				
Parapets								
Cast Stone/Terra Cotta	5%			LIFE	* *	5	\$600	
Masonry: Brick	60%			LIFE	* *	5	\$900	
Masonry: Limestone	10%			LIFE	* *	5	\$200	
Masonry: Marble	5%	Now	\$1,800	LIFE	* *	5	\$100	
			l, Extent : Moderat	e, Area A	Affected : 50%			
		: Stepped			2.50/			
			: Moderate, Area	Affected	: 25%			
		: Stepped	Coping					
No Component	20%							
Roof	0.70/		\$ 7 0 1 0 0	• • • •	4400 000			
Modified Bitumen		Now	\$59,400	2028	\$198,000			
		00	ent : Severe, Area A Wall Main Book	Iffected :	13%			
			Wall - Main Roof	auata 1	and Affantad . 150/			
		agea riasn : West Wa	ings, Extent : Mod 11	eraie, Ar	ей Ајјестей . 1576			
			u ere, Area Affected	. 15%				
	_		Wall - Main Roof	. 1570				
			xtent : Severe, Are	a Affecte	d · 15%			
			Vestibule - First F			ond Floo	ors. Staff Lounge	
	(2 Floor)			,			.,,	
	Worn/Ero	ded, Extent	: Moderate, Area	Affected	: 10%			
	Location	: Eastern	First Floor Bump (Out For I	Elevator Access			
Skylight, Metal/Glass	10%	Now	\$50,700	2038	* *			
	Broken/Mi	issing Elem	ents, Extent : Mod	erate, Ar	ea Affected : 15%			
	Location	: Over Ma	in Stairs And Old	4partmei	ıt			
	Corrosion	Rusting, E.	xtent : Moderate, A	1rea Affe	cted : 20%			
	Location	: Over Ma	in Stairs And Old	4partmei	ıt			
Slate	5%	Now	\$2,900	LIFE	* *			
	Broken/Mi	issing Elem	ents, Extent : Mod	erate, Ar	ea Affected : 15%			
	Location	: At Third	Floor Dormers - C	Ild Ange	tment			
	Bocanon			па Аран				
		Crumbling,	Extent : Moderate	•	ffected : 25%			
	Cracking/	_	Extent : Moderate Floor Dormers - C	, Area Aj	•			
Interior	Cracking/	_		, Area Aj	•			
Floors	Cracking/ Location	_		, Area Aj Old Apari	tment		*	
Floors Carpet	Cracking/c Location	_		, Area A, Old Apari 2027	\$38,900	3	\$5,300	
Floors Carpet Cast in Place Concrete	Cracking/ Location 10% 10%	_		, Area A, Old Apart 2027 LIFE	\$38,900 **	5	\$5,800	
Floors Carpet Cast in Place Concrete Ceramic Tile	Cracking/ Location 10% 10% 5%	_		2027 LIFE 2037	\$38,900 ** **	5 5	\$5,800 \$1,300	
Floors Carpet Cast in Place Concrete Ceramic Tile Vinyl Tile	10% 10% 5% 60%	_		2027 LIFE 2037 2028	\$38,900 ** ** \$155,700	5 5 3	\$5,800 \$1,300 \$6,000	
Floors Carpet Cast in Place Concrete Ceramic Tile Vinyl Tile Wood	10% 10% 5% 60% 10%	: At Third	Floor Dormers - C	2027 LIFE 2037 2028 2043	\$38,900 ** ** \$155,700 **	5 5 3 5	\$5,800 \$1,300 \$6,000 \$5,000	
Floors Carpet Cast in Place Concrete Ceramic Tile Vinyl Tile	10% 10% 5% 60% 10% 5%	: At Third	Floor Dormers - C	2027 LIFE 2037 2028 2043 2068	\$38,900 ** ** \$155,700 **	5 5 3	\$5,800 \$1,300 \$6,000	
Floors Carpet Cast in Place Concrete Ceramic Tile Vinyl Tile Wood	10% 10% 5% 60% 10% 5% Broken/M	: At Third Now issing Elem	Floor Dormers - C \$50,300 ents, Extent : Seve	2027 LIFE 2037 2028 2043 2068 re, Area	\$38,900 ** ** \$155,700 **	5 5 3 5	\$5,800 \$1,300 \$6,000 \$5,000	
Floors Carpet Cast in Place Concrete Ceramic Tile Vinyl Tile Wood	10% 10% 5% 60% 10% 5% Broken/Mi	: At Third Now issing Elem : Third Flo	Floor Dormers - C	2027 LIFE 2037 2028 2043 2068 re, Area	\$38,900 ** ** \$155,700 ** ** ** *Affected: 25%	5 5 3 5	\$5,800 \$1,300 \$6,000 \$5,000	

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

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

Asset #: 13334

Architecture		Current F	Repair	Futui	re Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Ceramic Tile	5%			2037	* *	5	\$900	
Gypsum Board	20%			LIFE	* *	5	\$2,200	
Plaster	65%			LIFE	* *	5	\$3,600	
Plaster	5%		\$8,500	LIFE	* *	5	\$300	
	_	_	Extent : Severe, A	rea Affe	cted : 50%			
		: Old Apai						
		-	, Extent : Severe, A	1rea Affe	ected : 50%			
	Location	: Old Apai	rtment					
Wood	5%			LIFE	* *	5	\$3,700	
Ceilings								
AcousTileSusp.Lay-In	5%			2041	* *	5	\$1,300	
Gypsum Board	10%			LIFE	* *	5	\$3,300	
Plaster	70%			LIFE	* *	5	\$11,600	
Plaster	5%	Now	\$20,000	LIFE	* *	5	\$800	
	Broken/Missing Elements, Extent : Severe, Area Affected : 50% Location : Old Apartment							
		am Surface : Old Apar	e, Extent : Severe, A rtment	1rea Affe	ected : 50%			
	Water Pen	_	xtent : Moderate, A	1rea Affe	ected : 25%			
Plaster	10%			LIFE	* *	5	\$1,700	
Site Enclosure								
Fence/Gates								
Iron Picket		Now	\$1,600	2048	**			
		C	ents, Extent : Seve		00			
			t Stair Enclosure -					
		0	xtent : Moderate, A et Stair Enclosure -					
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2041	* *			
	Other Obs	ervation, E	Extent : Light, Area	Affected	l : 100%			
			st And South Faca					
	Explana	tion : Perin	neter Walkways Ar	e Respon	sibility Of Housing	g Comple	ex	

Electrical	Current Repair	Future Replacement	M		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts					
Service Equipment					
Molded Case Bkrs	100%	2038 **	5	\$500	
	Other Observation, Extent: Moderate, A	Area Affected : 100%			
	Location : Electrical Room				
	Explanation: Main Service Disconnec	t Switch Rated At 800 Amp	eres		

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

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

Electrical	Current Repair	Future	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estim Total (Years)	ated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts Switchgear / Switchboard Molded Case Bkrs	100% Other Observation, Extent: Location: Electrical Room Explanation: 2- Vertical S	ı	* * cted : 100%	5	\$500	
Raceway						
Conduit	100%	2038	* *	1		
Panelboards	100/	2026		_		
Fused Disc Sw	10%	2036	* *	5	0.400	
Molded Case Bkrs	90%	2036	* *	5	\$400	
Wiring Thermoplastic	100%	2038	* *	1		
Motor Controllers	500/	2026	¢17.400	_	#100	
Locally Mounted	50%	2026	\$17,400 * *	5	\$100	
Locally Mounted	50%	2033		5	\$100	
Ground Grounding Devices						
Generic Generic	100% Now Other Observation, Extent: Location: Water Meter Ro Explanation: Unconnected	om	* * 1 : 100%	5	\$300	
Lighting	T					
Interior Lighting Fluorescent	5% T-12 Lamps And Fixtures, E. Location: Basement	2023 xtent : Moderate, Are	\$10,200 ca Affected : 100%	10	\$800	
Fluorescent	90% Other Observation, Extent: Location: Throughout The Explanation: Compact Flu	Building		10	\$14,600	
Fluorescent	5%	2028	\$10,200	10	\$800	
	T-8 Lamps And Fixtures, Ext Location : Staff Room			10	\$000	
Egress Lighting						
Emergency, Battery	50%	2028	\$13,700	10	\$2,100	
Exit, LED	40%	2043	**	1		
Exit, Service	10%	2028	\$300	1		
Exterior Lighting Incandescent No Component	10% 90%	2023	\$6,500	2		
Alarm						
Security System						
No Component	30%					
Generic	70% Other Observation, Extent: Location: Reading Areas, Explanation: CCTV Surve	Hallways	**	1	\$4,600	

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

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

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

Asset #: 13334

Mechanical		Current Repair		Future Replacement		Maintenance			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Heating									
Energy Source									
Natural Gas	100%			2038	* *	1			
Conversion Equipment	1000/			2041	* *	1	Ф0,000		
Hot Water Boiler	100% Other Obs	ervation l	Extent : Light, Area	2041 Affected		1	\$8,800		
			nt Boiler Room	11,5,500000	. 100/0				
		tion: 1 Un							
Distribution	<u> </u>								
Hot Wtr Piping/Pump	100%	Now	\$3,000	2027	\$29,800	4	\$900		
			evere, Area Affecte						
		Location: Control Valves And Circulating Pumps, Piping, Boiler Room							
		-	ctent : Severe, Area			AT 1 1 :	ח יו ח		
	Location	: Control	Valves And Circulo	iting Pur	nps, Replacement I	Needed, I	Boiler Room		
Terminal Devices Convector/Radiator	1000/	Now	\$20,400	2022	* *	1	¢5 100		
Convector/Radiator		Now	\$20,400 ent : Severe, Area A	2033		1	\$5,100		
		: Various		ујестей.	3070				
Air Conditioning	20000000	. ,	<u> </u>						
Energy Source									
Electricity	100%			2036	* *	1			
Conversion Equipment									
Reciprocating Compr/Chiller	40%	Now	\$64,800	2038	* *	1	\$3,000		
Compil Chine	Not Energy Efficient, Extent : Severe, Area Affected : 30%								
	Location : Replacement Needed. Basement								
	On Extend	led Life, Ex	ctent : Moderate, A	rea Affec	eted : 40%				
	Location	: Basemer	ıt						
			tent : Light, Area A	lffected :	30%				
	Location	: Roof							
Exterior Pkg Unit - Cooling	60%			2028	\$92,800	2	\$700		
	R-22 Refrigerant, Extent : Light, Area Affected : 60%								
	Location	: Roof							
Distribution CW & CHW Wtr	40%	Now	\$500	2028	\$9,300	4	\$400		
Pipe/Pump									
	Insul. Dete Location	_	Extent : Severe, Ar	ea Affec	ted : 30%				
No Component	60%								
Terminal Devices									
Air Handler/Dir	40%			2023	\$85,400	1			
Expansion									
No Component	60%								

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

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

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Heat Rejection								
Air Cooled Condenser Unit	40%	Now	\$15,400	2038	* *	2	\$3,900	
			xtent : Moderate, 2	Area Affe	ected : 40%			
	Location	-						
	Explana	tion : On E.	xtended Life					
No Component	60%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$9,900	
Exhaust Fans								
Interior	20%			2023	\$13,600	2	\$100	
Roof	20%			2028	\$6,300	2	\$100	
No Component	60%							
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2038	* *	1		
Water Heater								
Gas Fired	100%			2023	\$11,600	2	\$300	
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron		Now	\$2,000	LIFE	**	1		
			Extent : Moderate, .	Area Aff	ected: 5%			
	Location	: Roof						
Fixtures								
Generic	100%							
Vertical Transport								
Elevators					* *			
Hydraulic	100%			LIFE				
			xtent : Light, Area					
				Floor, I	Mez, 2 Floor, 2 M	lez.		
	Explana	tion : 1 Uni	it					

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

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

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

Page: 138

Print Date: 12-Sep-2019 NEW YORK PUBLIC LIBRARY - FY 2020

Asset Name : GRAND CONCOURSE BRANCH LIBRARY

Address : 155 EAST 173RD ST. @SELWYN AVE.

Borough : BRONX Agency's Number : G02

Area Sq Ft : 18,670 Project Type : NEW YORK PUBLIC LIBRARY

Date of Survey : 08-Apr-2016 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,2,3

Block : 2824 Lot : 34 BIN : 2007870

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$193,100	\$240,800
Interior Architecture	\$48,800	
Electrical	\$59,300	
Mechanical		\$149,800
Total	\$301,300	\$390,600
Importance Code A	\$193,100	\$240,800
Importance Code B	\$108,200	\$149,800
Total	\$301,300	\$390,600

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$12,900			
Interior Architecture	\$38,400		\$7,300	\$500
Electrical	\$6,300	\$20,200	\$500	\$300
Mechanical	\$1,500	\$1,300	\$4,300	\$1,300
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$63,000	\$25,500	\$16,100	\$6,100
Importance Code A	\$13,800	\$1,100	\$900	\$900
Importance Code B	\$49,100	\$24,400	\$15,200	\$5,200
Importance Code C				
Total	\$63,000	\$25,500	\$16,100	\$6,100



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

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

Asset #: 13335

rchitecture	Current Repair Future Replacement Maintenance						
rstem Component Type	% of Fail Da Total (Year	ate Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
terior							
Exterior Walls							
Cast Stone/Terra Cotta	1%		LIFE	* *	5	\$1,800	
Masonry: Brick	99% Now	\$73,000	LIFE	**	5	\$22,900	
	Cracking/Crumbli Location : Above	ng, Extent : Severe, A	rea Affec	cted: 10%			
		rod, Extent : Modera	ta Araa	Affacted : 15%			
	Location: Throu		ие, лгеи г	престей . 1570			
		g, Extent : Moderate,	Area Af	fected · 10%			
		Corner And Over Mo					
Windows							
Aluminum	100% Now	\$12,100	2043	* *	5	\$2,400	
	Hardware Missing	, Extent : Moderate,	Area Affe	ected : 10%			
	Location : Throu	ghout					
		, Extent : Light, Area	Affected	! : 100%			
	Location : Throu	-					
=	Explanation : Pr	otective Metal Grille.	S				
Parapets	000/ 31	Ф 47 000	LIEE	* *	-	Ф2 000	
Masonry: Brick	90% Now	\$47,800 ent : Light, Area Affe	LIFE		5	\$3,900	
	Location : Throw	0 00	ciea : 15	70			
		rod, Extent : Severe, .	Area Affa	ected · 15%			
	Location: Throu		111 ca 11 _J J c	. 10/0			
		S Light, Area Affected :	20%				
	Location : Throu						
	Vegetation Growth	n, Extent : Severe, Arc	ea Affecte	ed : 15%			
	Location: 173ra	Street Facade					
Pre-Cast Concrete	10% 4+	\$800	LIFE	* *	5	\$2,700	
	Vegetation Growth	n, Extent : Moderate,	Area Aff	ected : 20%			
	Location: Copin	g Stones					
Roof							
Modified Bitumen	100% Now		2027	\$240,800			
		nt : Moderate, Area A	ffected:	20%			
	Location: Throu		ad . 200/				
	Location: Throw	Aoderate, Area Affect Ighout	ea : 30%	1			
		Extent : Severe, Area A	Affected :	15%			
	Location : Throw		ijjeeteu .	1270			
		Severe, Area Affectea	! : 15%				
	Location : At Ro	***					
		Extent : Moderate, A	rea Affec	cted : 25%			
	Location : At Ro	of Penetrations					
		, Extent : Moderate, 2	Area Affe	ected : 5%			
	Location : Third	Floor					

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.

Asset #: 13335

Architecture		Current F	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nterior								
Floors								
Carpet	45%			2026	\$169,800	3	\$18,900	
Terrazzo	10%			LIFE	* *	5	\$2,200	
Vinyl Tile	30%			2032	* *	3	\$3,100	
Vinyl Tile 9" X 9"	15%	Now	\$4,900	2022	\$48,800	3	\$1,600	
•	Broken/Mi	issing Elem	ents, Extent : Seve	re, Area	Affected : 15%			
	Location	: Basemen	t					
Interior Walls								
Plaster	100%			LIFE	* *	5	\$11,400	
Ceilings								
AcousTileSusp.Lay-In	70%	0-2	\$33,500	2040	* *	5	\$9,800	
	_	iscoloring, : Third Flo	Extent : Moderate	, Area Ą	ffected : 30%			
				1.00	1 50/			
			xtent : Severe, Ared Landing Opposite 1	00				
		. At Stair I	Lanaing Opposite 1					
Plaster	30%			LIFE	* *	5	\$5,200	

lectrical		Current Repair		Future Replacement		Maintenance		
vstem Component Type	% of Total	Fail Date Est (Years)	imated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nder 600 Volts								
Service Equipment								
Fused Disc Sw	50%			2027	\$800	5		
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Electrical Room							
	Explanati	on : One 400 2	Amperes Main	Disconn	ect Switch			
Molded Case Bkrs	50%			2027	\$800	5	\$200	
	Other Obse	rvation, Exten	t : Moderate, 2	Area Affe	ected : 100%		·	
	Location .	: Electrical Ro	om					
	Explanati	on : One 350 2	Amperes Main	Disconn	ect Switch			
Switchgear / Switchboard	•		•					
Molded Case Bkrs	100%			2027	\$34,200	5	\$500	
Raceway								
Conduit	70%			2027	\$23,200	1		
Conduit	30%			2047	* *	1		
Panelboards								
Fused Disc Sw	5%			2026	\$800	5		
Molded Case Bkrs	20%			2026	\$3,200	5	\$100	
Molded Case Bkrs	75%			2043	* *	5	\$400	
Wiring								
Braided Cloth	20%	2-4	\$5,900	2052	* *	1		
	Insulation Aged, Extent : Light, Area Affected : 100%							
	Location .	: Basement						
Thermoplastic	60%			2027	\$17,600	1		
Thermoplastic	20%			2047	**	1		

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

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

Asset #: 13335

Electrical	Current Repair	Future I	Future Replacement		Maintenance			
System Component Type	% of Fail Date Estima Total (Years)	ted Cost Year E FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority		
Under 600 Volts								
Motor Controllers								
Locally Mounted	100%	2025	\$32,000	5	\$100			
Ground								
Grounding Devices								
Generic	100%	LIFE	* *	5	\$300			
Lighting								
Interior Lighting								
Fluorescent	5%	2032	* *	10	\$900			
	Compact Fluorescent Light, Extent : Moderate, Area Affected : 100% Location : Throughout The Building							
Fluorescent	30%	2022	\$59,300	10	\$5,100			
	Other Observation, Extent : I	ight, Area Affected :	100%					
	Location: Basement							
	Explanation: T-12 Lamps							
Fluorescent	65%	2032	* *	10	\$11,100			
	Other Observation, Extent : Light, Area Affected : 100%							
	Location: Throughout The	Building						
	Explanation: T-8 Lamps							
Egress Lighting								
Emergency, Battery	50%	2032	* *	10	\$2,300			
Exit, LED	30%	2055	* *	1				
Exit, Service	20%	2032	* *	1				
Exterior Lighting								
HID	100%	2032	* *	10	\$100			
Alarm								
Security System								
No Component	80%							
Generic	20%	2037	* *	1	\$1,400			
Fire/Smoke Detection								
No Component	80%							
Generic, Digital	20%	2037	* *	1-3	\$2,300			

Mechanical	Curre	Current Repair		Future Replacement		Maintenance	
System Component Type	% of Fail Day Total (Year	ate Estimated Cost 's)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating							
Energy Source							
Natural Gas	60%		2037	* *	1		
Interruptible Gas/Dual	40%		2047	* *	1		
Fuel							

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

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

Asset #: 13335

Current Repair		Futur	e Replacement	M		
% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Other Observation, I Location : Roof				1	\$5,500	
Location : Boiler R	loom	2032 Area Affe	* * rcted : 100%	1	\$3,700	
60%		LIFE	* *	2-5	\$6,200	
40%		2043	**	4	\$400	
40%		2040	* *	1	\$2,400	
				_	4 -,	
		2043	**	1		
10070		2043		1		
100%		2027	\$149,800	2	\$1,100	
Location : Roof Other Observation, I Location : Roof	Extent : Moderate, 2					
Explanation : Unde	er Construction					
100%		LIFE	* *	2-5	\$10.400	
10070		LII L		23	\$10,400	
80%		2032	* *	2	\$500	
			\$6,100	2		
			. ,		·	
100%		2032	* *	1		
100%		2025	\$16.300	4	\$200	
10070		2023	φ10,500		\$200	
100%		LIFF	* *	1		
10070		LIIL		1		
100%		LIFE	* *	1		
			* *		\$700	
	% of Fail Date Total (Years) 60% Other Observation, It Location: Roof Explanation: 1 Under Observation, It Location: Boiler Resplanation: 1 Under Observation in Under Observation in Under Observation, It Location: Roof Other Observation, It Location: Roof Other Observation, It Location: Roof Explanation: Under Observation in Under Observatio	60% Other Observation, Extent: Moderate, And Location: Boiler Room Explanation: 1 Unit 60% 40% 40% 40% 100% R-22 Refrigerant, Extent: Moderate, And Location: Roof Other Observation, Extent: Moderate, And Location: Roof Other Observation, Extent: Moderate, And Location: Roof Other Observation, Extent: Moderate, And Location: Roof Explanation: Under Construction 100% 80% 20% 100% 100%	Year Total Fail Date Estimated Cost Year FY	Note Fail Date Estimated Cost FY Estimated Cost FY F	No of Fail Date Estimated Cost FY Estimated Cost Cycle FY Estimated Cost Cycle FY Estimated Cost Cycle Cycle FY Estimated Cost Cycle Cycle	No of Fail Date Estimated Cost Fail Stimated Cost Fail Stimated Cost Stimated

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

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

Mechanical	Current Repair	Future Replaceme	nt	Maintenance		
System Component Type	% of Fail Date Estimated C Total (Years)	ost Year Estimated C FY		ycle Estin Yrs)	nated Cost	Priority
Plumbing						
Backflow Preventer						
No Component	90%					
Generic	10%	2032	* *	1	\$100	
	Other Observation, Extent : Light, A	Area Affected : 10%				
	Location : Boiler Room					
	Explanation : Boiler Only					
Fixtures						
Generic	100%					
Vertical Transport						
Elevators						
Geared Traction	100%	LIFE	* *			
	Other Observation, Extent : Light, A	Other Observation, Extent : Light, Area Affected : 100%				
	Location: Basement To 3rd Floor	Location: Basement To 3rd Floor				
	Explanation: One Unit					

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

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

Print Date: 12-Sep-2019 NEW YORK PUBLIC LIBRARY - FY 2020

Asset Name : GREAT KILLS BRANCH LIBRARY
Address : 56 GIFFORDS LANE @MARGARET ST.

Borough : STATEN ISLAND Agency's Number : G03

Area Sq Ft : 4,987 Project Type : NEW YORK PUBLIC LIBRARY

Date of Survey : 12-May-2016 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,2

Block : 5436 Lot : 19 BIN : 5070285

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$82,300	
Mechanical		\$37,000
Total	\$82,300	\$37,000
Importance Code A	\$82,300	
Importance Code B		\$37,000
Total	\$82,300	\$37,000

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$3,400	\$5,300		
Interior Architecture	\$800		\$900	
Electrical	\$500	\$5,700	\$600	\$500
Mechanical	\$900	\$600	\$2,800	\$600
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$9,400	\$15,600	\$8,200	\$5,100
Importance Code A	\$3,700	\$5,600	\$200	\$200
Importance Code B	\$5,200	\$10,000	\$8,000	\$4,800
Importance Code C	\$600			
Total	\$9,400	\$15,600	\$8,200	\$5,100



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

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

NEW YORK PUBLIC LIBRARY - 035 GREAT KILLS BRANCH LIBRARY

Asset #: 13336

Architecture	Current Re	pair F	uture	Replacement	M	aintenance		
System	% of Fail Date F	Estimated Cost Y	'ear	Estimated Cost	Cycle	Estimated Cost	Priority	
Component	Total (Years)		FY		(Yrs)			
Туре								
Exterior Exterior Walls								
	80%	т 1	IFE	* *	5	\$14,000		
Masonry: Brick	5%		ife IFE	* *	5	\$14,000		
Masonry: Granite	5% 5%		ife IFE	* *	5	\$700 \$700		
Masonry: Limestone Metal/Glass Curt Wall	3% 10%		ife IFE	* *	5	\$3,300		
	10%	L	IFE		5	\$3,300		
Windows	1000/ N	¢02.200 20	252	* *	_	0000		
Aluminum	100% Now		052		5	\$900		
	Air Infiltration, Extent .		ectea .	: 100%				
	Location: Throughou		4	(£4-1 . 500/				
	Ctrwt/Balnc Not Funct,		Area A	IJJectea : 50%				
	Location: Throughou			CC 1 100/				
	Weather Strip Missing,		Area A	ffected: 40%				
	Location: Throughou			1000/				
	Other Observation, Ext		ected :	100%				
	Location : Throughou							
	Explanation: Therma	lly Inefficient						
Parapets	000/	T 1		* *	-	Ø1.700		
Masonry: Brick	90%		IFE	* *	5	\$1,500		
Masonry: Limestone	10%	L	IFE	* *	5	\$200		
Roof	000/	20	222	* *	10	#5.200		
Modified Bitumen	98%		032	* *	10	\$5,300		
Skylight, Metal/Glass	2% Now	. ,	037					
	Corrosion/Rusting, Extent : Moderate, Area Affected : 10% Location : Over Second Floor							
				100 1 50/				
	Glazing Broken/Cracke		e, Area	i Ajjeciea : 5%				
· ·	Location : Over Secon	ia rioor						
Interior								
Floors Cost in Place Comparets	5%	т 1	IEE	* *	5	0002		
Cast in Place Concrete	5% 5%		IFE 036	* *	5	\$900		
Ceramic Tile Marble Panels	3%		IFE	* *	5 5	\$400 \$200		
Vinyl Tile	87%		17E 132	* *	3	\$2,700		
Interior Walls	0 / 70	20	J32		3	\$2,700		
Ceramic Tile	5%	20	036	* *	5	\$700		
Gypsum Board	80%		JSO IFE	* *	5	\$6,500		
Marble Panels	5%		ife IFE	* *	3	\$0,500		
Plaster	10% Now		IFE IFE	* *	5	\$400		
Tiaster	Water Penetration, Ext				3	\$400		
	Location: Basement S		71)) 60	ieu . 570				
Ceilings	Location . Dusement k	,,,,,						
AcousTileSusp.Lay-In	5%	20	040	* *	5	\$400		
Gypsum Board	95%		J40 IFE	* *	5	\$9,700		
Site Enclosure	7 3 70	L	u L		J	\$7,700		
Site Enclosure Fence/Gates								
Chain Link	85%	20	037	**				
Iron Picket	15%)47	* *				
HOILI ICKEL	13/0	20	J + /					

Site Pavements

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

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

NEW YORK PUBLIC LIBRARY - 035 GREAT KILLS BRANCH LIBRARY

Asset #: 13336

Architecture	Cı	urrent Repair	Futur	e Replacement	Ma	aintenance	
System Component Type		nil Date Estimated Cost Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Pavements							
Public Sidewalk							
Cast in Place Concrete	100%		2032	* *			

Electrical	Current Repair	Future Repla	acement	М	aintenance	
System Component Type	% of Fail Date Estimated C Total (Years)	ost Year Estim FY	ated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2047	* *	5		
	Suspect Water Damage, Extent : Mo	**	ed : 100%			
	Location : Electrical Meter In Bas					
	Other Observation, Extent : Light, A	Area Affected : 100%	6			
	Location : Electrical Room					
	Explanation : 400 Amperes Servic	e				
Transformers						
Dry Type	100%	2044	* *	5		
Raceway						
Conduit	100%	2047	* *	1		
Panelboards						
Molded Case Bkrs	100%	2043	* *	5	\$100	
Wiring						
Thermoplastic	100%	2047	* *	1		
Motor Controllers						
Locally Mounted	100%	2040	* *	5		
Ground						
Grounding Devices	1000/		at at	_	4400	
Generic	100%	LIFE	* *	5	\$100	
Lighting						
Interior Lighting	0.50/	2022	* *	1.0	0.4.2 00	
Fluorescent	95%	2032		10	\$4,300	
	Other Observation, Extent: Light, A		Ó			
	Location: Throughout The Building	ng				
	Explanation: T8 Lamps		di di		****	
Fluorescent	5%	2032	**	10	\$200	
	Compact Fluorescent Light, Extent	: Light, Area Affecte	ed: 100%			
	Location : First Floor					
Egress Lighting					*	
Emergency, Battery	50%	2032	* *	10	\$600	
Exit, LED	50%	2055	* *	1		
Alarm						
Security System	1000/	2022	* *		Ø1 000	
Generic	100%	2032	* *	1	\$1,900	
Fire/Smoke Detection	1000/	2022	* *	1.2	02.100	
Generic, Digital	100%	2032	* *	1-3	\$3,100	

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

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

NEW YORK PUBLIC LIBRARY - 035 GREAT KILLS BRANCH LIBRARY

Asset #: 13336

Mechanical	Current Repa	ir Futur	e Replacement	М	aintenance	
System Component Type	% of Fail Date Esti Total (Years)	imated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating						
Energy Source						
Natural Gas	100%	2047	* *	1		
Conversion Equipment						
Hot Water Boiler	100%	2040	* *	1	\$2,500	
Distribution Hot Wtr Piping/Pump	100%	2043	* *	4	\$200	
Terminal Devices						
Air Handler	70%	2032	* *	1	\$2,200	
Convector/Radiator	30%	2040	* *	1	\$500	
Air Conditioning						
Energy Source						
Electricity	100%	2043	* *	1		
Conversion Equipment Interior Pkg Unit -	20%	2025	\$37,000	2	\$100	
Cooling Exterior Pkg Unit -	80%	2032	* *	2	\$200	
Cooling	Other Observation, Extent Location : Roof Explanation : Duct Insui		ected : 30%			
Distribution	*					
Ductwork/Diffusers	100%	LIFE	* *	2	\$6,500	
Ventilation						
Distribution						
Ductwork/Diffusers	100%	LIFE	* *	2-5	\$2,800	
Exhaust Fans	• • • • •		42.5 00			
Interior	20%	2027	\$3,500	2	0100	
Roof	80%	2032	* *	2	\$100	
Plumbing H/C Water Piping						
Brass/Copper	100%	2047	**	1		
Water Heater						
Gas Fired	100%	2025	\$3,000	2	\$100	
	Other Observation, Extens	: Light, Area Affected	: 100%			
	Location: Basement					
G : P: :	Explanation: 65 Gallon.	S				
Sanitary Piping	1000/	ı irr	* *	1		
Cast Iron	100%	LIFE	~ ^	1		
Storm Drain Piping Cast Iron	100%	LIFE	* *	1		
	10070	LIFE		1		
Sump Pump(s) Submersible	100%	2021	\$200	4	\$200	
Fixtures	100/0	2021	Ψ200		\$200	
Generic	100%					
Vertical Transport	100.0					
Elevators						
Hydraulic	100%	LIFE	* *			
-						

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

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

NEW YORK PUBLIC LIBRARY - 035 GREAT KILLS BRANCH LIBRARY

Asset #: 13336

Mechanical	Current Repair	Future Replacement	Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority
Fire Suppression Sprinkler				
No Component	50%			
Generic	50%	2047 **	1-2 \$700	

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

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

Print Date: 12-Sep-2019 NEW YORK PUBLIC LIBRARY - FY 2020

Asset Name : HAMILTON FISH PARK BRANCH LIBRARY
Address : 415 EAST HOUSTON STREET @COLUMBIA ST.

Borough : MANHATTAN Agency's Number : H01

Area Sq Ft : 10,760 Project Type : NEW YORK PUBLIC LIBRARY

Date of Survey : 25-Mar-2016 Landmark Status : NONE

Areas Surveyed : Floors 1

Block : 335 Lot : 1 BIN : 1004070

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Electrical	\$105,700	
Mechanical		\$345,000
Total	\$105,700	\$345,000
Importance Code B	\$105,700	\$345,000
Total	\$105,700	\$345,000

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$1,900			
Interior Architecture	\$3,100		\$7,900	
Electrical	\$9,100	\$10,300	\$300	\$200
Mechanical	\$2,600	\$2,400	\$3,200	\$2,400
Total	\$16,800	\$12,700	\$11,400	\$2,600
Importance Code A	\$2,400	\$600	\$500	\$500
Importance Code B	\$11,200	\$12,100	\$10,900	\$2,100
Importance Code C	\$3,100			
Total	\$16,800	\$12,700	\$11,400	\$2,600



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

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

NEW YORK PUBLIC LIBRARY - 035 HAMILTON FISH PARK BRANCH LIBRARY

Asset #: 13337

Architecture		Current I	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Glass Block	25%			LIFE	* *	5	\$3,700	
Masonry: Brick	70%			LIFE	* *	5	\$16,400	
Weathering Steel	5%		\$1,700	LIFE	* *	1		
		Discoloring, 1 : Street Fa	Extent : Light, Ar acade	ea Affect	ed : 15%			
Windows								
Aluminum	100%			2035	* *	5	\$3,700	
		servation, E 1 : Through	xtent : Light, Area out	Affected	! : 100%			
	Explana	tion : Prote	ctive Metal Grilles	5				
Roof								
Cast in Place Concrete	Cracking/ Location Other Obs Location	n : Awning (servation, E n : Main En	\$200 Extent: Moderate Over Main Entrand Extent: Light, Area trance Ing Actually Pre-ca	ce Affected	! : 100%			
Not Accessible			is nemany ire ca	si concr	cie i uncis			
	Location Explana	servation, E 1 : Roof tion : There	xtent : Light, Area e Is No Interior Aco ble For Access		! : 100% ?oof, Outside Acce:	ss By Lac	dder Only - No	
Interior								
Floors	000/			• • • •	***			
Carpet	90%			2026	\$207,800	3	\$23,100	
Vinyl Tile	10%			2032	* *	3	\$600	
Interior Walls						_	*	
Concrete Masonry Unit	5%			LIFE	* *	5	\$400	
Glass: Single Pane	5%			LIFE	* *	5	\$800	
Plaster	90%		\$3,100	LIFE	**	5	\$5,600	
			xtent : Light, Area ural Column Cont					
Ceilings								
Plaster	100%			LIFE	* *	5	\$10,700	

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

Under 600 Volts

Service Equipment

Fused Disc Sw 100% 2027 \$1,600 5

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

Location : Electrical Room

Explanation: One 800 Ampere Main Disconnect Switch

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

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

NEW YORK PUBLIC LIBRARY - 035 HAMILTON FISH PARK BRANCH LIBRARY

Asset #: 13337

Electrical		Current F	Repair	Futur	e Replacement	М	Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Under 600 Volts	•			•				•	
Switchgear / Switchboard									
Molded Case Bkrs	100%			2027	\$34,200	5	\$300		
Raceway									
Conduit	10%			2047	* *	1			
Conduit	90%			2027	\$29,800	1			
Panelboards									
Fused Disc Sw	5%			2026	\$800	5			
Molded Case Bkrs	10%			2043	* *	5			
Molded Case Bkrs	85%			2026	\$13,400	5	\$200		
Wiring									
Braided Cloth	30%		\$8,800	2052	**	1			
		_	ent : Moderate, Are	ea Affecte	ed : 100%				
		: Through	out						
Thermoplastic	10%			2047	* *	1			
Thermoplastic	60%			2027	\$17,600	1			
Motor Controllers									
Locally Mounted	40%			2025	\$12,800	5			
Locally Mounted	60%			2025	\$19,200	5			
Ground									
Grounding Devices	1000/			LIDE	* *	-	#200		
Generic	100%			LIFE	* *	5	\$200		
Lighting									
Interior Lighting Fluorescent	10%			2032	* *	10	\$1,000		
Fluorescent			xtent : Light, Area			10	\$1,000		
		: Children	_	Пуссиси	. 100/0				
			g T-5 Lamps						
Fluorescent	30%		, 1 5 Europs	2032	* *	10	\$3,000		
Tuorescent			xtent : Light, Area		1 · 100%	10	\$5,000		
			out The Building	Пуссиси	. 10070				
		U	g T-5 Lamps						
Fluorescent	55%		, 1 5 Europs	2022	\$62,700	10	\$5,400		
Tuorescent			xtent : Light, Area			10	\$5,400		
		: Through	_	Пуссиси	. 10070				
		_	g T-12 Lamps						
Fluorescent	5%		, 1 12 Eumps	2032	* *	10	\$500		
Fluorescent			t Light Extent : Me		Area Affected : 100		\$300		
	_		out The Building	ouerate, 2	irea ny ceica : 100	,,,0			
Egress Lighting	Locuiton	imough	Inc Danaing						
Emergency, Battery	50%			2027	\$7,700	10	\$1,300		
Exit, Service	50%			2027	\$800	10	Ψ1,500		
Exterior Lighting	3070			2021	φοσο	*			
LAWING LIGHTING	100%			2022	\$43,000	10			

Alarm

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

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

NEW YORK PUBLIC LIBRARY - 035 HAMILTON FISH PARK BRANCH LIBRARY

Asset #: 13337

Electrical	Current I	Repair Fu	Future Replacement Maintenance			
System Component Type	% of Fail Date Total (Years)	Estimated Cost Yes		Cycle (Yrs)	Estimated Cost	Priority
Alarm						
Security System						
No Component	80%					
Generic	20%	203	* *	* 1	\$800	
Fire/Smoke Detection						
No Component	80%					
Generic, Digital	20%	203	* *	* 1-3	\$1,300	

Mechanical		Current Repair	Futur	e Replacement	M	Maintenance		
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Heating								
Energy Source								
Utility Steam	100%		2047	* *	1			
Conversion Equipment								
Heat Exchanger, Plate &	100%		2036	* *	1	\$5,300		
Frame								
Distribution								
Hot Wtr Piping/Pump	10%		2035	* *	4	\$100		
Central Plant Steam	90%		2037	* *	4	\$700		
Piping/Pmp								
Terminal Devices								
Air Handler	90%		2027	\$134,900	1	\$6,000		
Convector/Radiator	10%		2040	* *	1	\$400		
Air Conditioning								
Energy Source								
Electricity	100%		2035	* *	1			
Conversion Equipment								
Reciprocating	100%		2027	\$90,500	1	\$5,000		
Compr/Chiller								
Terminal Devices								
Air Handler/Cool/Ht	100%		2027	\$119,600	1	\$6,700		
Ventilation								
Distribution								
Ductwork/Diffusers	100%		LIFE	* *	2-5	\$6,000		
Exhaust Fans								
Interior	100%		2032	* *	2	\$300		
Plumbing								
H/C Water Piping								
Galvanized Steel	100%		2032	* *	1			
Water Heater								
Gas Fired	100%		2025	\$6,500	2	\$200		
Sanitary Piping								
Cast Iron	100%		LIFE	* *	1			
Storm Drain Piping								
Cast Iron	100%		LIFE	* *	1			

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

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

NEW YORK PUBLIC LIBRARY - 035 HAMILTON FISH PARK BRANCH LIBRARY

Asset #: 13337

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

100%

Generic

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

Print Date: 12-Sep-2019 NEW YORK PUBLIC LIBRARY - FY 2020

Asset Name : HAMILTON GRANGE BRANCH LIBRARY
Address : 503 WEST 145TH ST. NEAR AMSTERDAM AVE.

Borough : MANHATTAN Agency's Number : N/A

Area Sq Ft : 23,520 Project Type : NEW YORK PUBLIC LIBRARY

Date of Survey : 30-May-2017 Landmark Status : EXTERIOR LANDMARK

Areas Surveyed : Basement, Roof, Floors 1,2,3

Block : 2077 Lot : 26 BIN : 1061938

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$321,800	
Interior Architecture	\$136,500	\$172,100
Electrical	\$108,400	\$100,100
Mechanical	\$447,300	\$39,500
Site Pavements		\$48,800
Total	\$1,014,000	\$360,500
Importance Code A	\$321,800	
Importance Code B	\$655,800	\$311,800
Importance Code C	\$36,300	\$48,800
Total	\$1,014,000	\$360,500

Total	\$180,300	\$8,800	\$96,500	\$11,500
Importance Code C	\$18,000			
Importance Code B	\$141,600	\$7,600	\$95,000	\$10,400
Importance Code A	\$20,700	\$1,200	\$1,500	\$1,200
Total	\$180,300	\$8,800	\$96,500	\$11,500
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Site Pavements	\$5,600			
Site Enclosure	\$1,400			
Mechanical	\$57,700	\$2,700	\$65,200	\$2,700
Electrical	\$2,500	\$2,100	\$26,800	\$2,700
Interior Architecture	\$89,600		\$200	\$2,200
Exterior Architecture	\$19,600		\$300	
EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024



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

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

Asset #: 4224

Architecture	Current Repair	Future Replacement	M	laintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority
Exterior					
Exterior Walls Masonry: Brick	65% Now \$79,000 Spalling, Extent : Moderate, Area Affec		5	\$11,400	
	Location : East Facade, West Facade, Worn/Eroded, Extent : Moderate, Area Location : East Facade, West Facade,	Affected : 25%			
Masonry: Granite	5% 4+ \$12,100 Jnt Mortar Miss/Erod, Extent: Moderal Location: Base Of Building - Street F Staining/Discoloring, Extent: Moderate Location: Base Of Building - Street F	acade 2, Area Affected : 20%	5	\$700	
Masonry: Limestone	25% Other Observation, Extent: Light, Area Location: South (Street) Façade Explanation: Sidewalk Shed Present	LIFE ** Affected: 20%	5	\$3,300	
Metal Panel	5% 4+ \$700 Deformed/Dented, Extent : Moderate, A Location : Dormers Facing South	2038 ** lrea Affected : 15%	5	\$1,600	
Windows					
Metal Louvers	5% Now \$6,700 Deformed/Dented, Extent: Moderate, A Location: Vents At Grade - South Fac				
Wood	95% Now \$160,300 Air Infiltration, Extent: Moderate, Area Location: North And South Facing W Dry Rot/Decay, Extent: Moderate, Area Location: North And South Facing W Glazing Clouded, Extent: Moderate, An Location: Damaged Lexan Panes The Hardware Missing, Extent: Moderate, A Location: North Facing Windows Thermally Inefficient, Extent: Moderate Location: North And South Facing W Split/Cracked, Extent: Moderate, Area Location: North And South Facing W	indows a Affected: 50% indows rea Affected: 75% roughout Area Affected: 10% e, Area Affected: 50% indows Affected: 50%	5	\$18,500	

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

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

Asset #: 4224

Architecture	Current Repa	ir	Future	Replacement	М	aintenance	
System Component Type	% of Fail Date Esti Total (Years)	imated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior							
Parapets							
Masonry: Brick	65% Now Jnt Mortar Miss/Erod, Ext Location: East Facade, Spalling, Extent: Severe, Location: East Facade, Worn/Eroded, Extent: Mo Location: East Facade,	West Facade, Area Affected West Facade, oderate, Area A	North Fa : 25% North Fa Affected :	acade acade 35%	5	\$2,000	1
Masonry: Limestone	20%		LIFE	* *	5	\$800	
Metal Panel	5%		2038	* *	5	\$600	
Pre-Cast Concrete	5%		LIFE	* *	5	\$1,000	
Slate	5%		LIFE	* *	5	\$200	
Roof						\$200	
Modified Bitumen	85% Recent Replace Evident, E Location : Main Roof	Extent : Light, 2	2036 Area Affe	* * cted : 100%	10	\$15,200	
Modified Bitumen	15% 2-4 Water Penetration, Extent Location: 1st Floor Rea Worn/Eroded, Extent: Mo Location: Throughout L	ding Area And oderate, Area A	l Stacks Affected :	100%			

Interior

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

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

Asset #: 4224

6 of Fail Date otal (Years)	Estimated Cost		Estimated Cost	Cycle	Estimated Cost	Dui auita
		FY		(Yrs)	Estimated Cost	Priority
10%		LIFE	* *	5	\$7,700	
er Penetration, E	Extent : Moderate, A	Area Affe	cted : 10%			
cation : Air Cond	ditioning Room In I	Basemen	t			
5% 4+	\$7,800	2031	* *	5	\$900	
Aortar Miss/Ero	d, Extent : Moderat	te, Area A	Affected : 25%			
cation: 1st, 2nd	And Basement Bath	hrooms				
50% 4+	\$34,400	2028	\$172,100	3	\$6,600	
en/Missing Elen		erate, Ar			. ,	
cation : 2nd Floo	or Reading Area					
rt/Tear/Impact D	amage, Extent : Mo	oderate,	Area Affected : 10	%		
cation : Children	n Room					
ven Substrate, Ex	ctent : Moderate, A	rea Affec	eted : 20%			
cation : 1st Floo	r Reading Area					
n/Eroded, Extent	: Moderate, Area	Affected	: 20%			
cation : 2nd Floo	or Reading Area An	ıd Childr	en Room			
5%		2038	* *	3	\$700	
nt Replace Evid	ent, Extent : Light,		ected : 100%		*	
cation : Commun	iity Room - Baseme	ent				
25% Now	\$33,400	2043	* *	5	\$8,300	
			fected : 15%		Ψο,Σοο	
5% Now	\$66,800	2068	* *	5	\$1.700	
•			50%	3	ψ1,700	
		geerea .	2070			
		ected : 5	0%			
	**		~ <i>,</i> •			
	cation: Air Cond 5% 4+ Mortar Miss/Eroc cation: 1st, 2nd 50% 4+ ken/Missing Elen cation: 2nd Floo ct/Tear/Impact D cation: Children even Substrate, Ex cation: 1st Floo n/Eroded, Extent cation: 2nd Floo cation: 2nd Floo m/Eroded, Extent cation: Commun 25% Now aligned/Bulging, cation: Various 5% Now Rot/Decay, Exten cation: Old Apa t/Cracked, Exten t/Cracked, Exten	er Penetration, Extent: Moderate, Acation: Air Conditioning Room In 15% 4+ \$7,800 Mortar Misss/Erod, Extent: Moderate Cation: Ist, 2nd And Basement Bate 50% 4+ \$34,400 Ken/Missing Elements, Extent: Moderate Cation: 2nd Floor Reading Area Cation: Children Room Ven Substrate, Extent: Moderate, Acation: Ist Floor Reading Area Cation: Ist Floor Reading Area Cation: 2nd Floor Reading Area And Solo Cation: Community Room - Baseme 25% Now \$33,400 Cation: Various Locations On 3rd In 15% Now \$66,800 Rot/Decay, Extent: Severe, Area Acation: Old Apartment	er Penetration, Extent: Moderate, Area Affectation: Air Conditioning Room In Basement 5% 4+ \$7,800 2031 Mortar Miss/Erod, Extent: Moderate, Area Action: Ist, 2nd And Basement Bathrooms 50% 4+ \$34,400 2028 Ken/Missing Elements, Extent: Moderate, Area Action: 2nd Floor Reading Area ct/Tear/Impact Damage, Extent: Moderate, Area Affectation: Children Room Even Substrate, Extent: Moderate, Area Affectation: 1st Floor Reading Area and Children Room Even Substrate, Extent: Moderate, Area Affectation: 2nd Floor Reading Area And Children Community Room - Basement 25% Now \$33,400 2043 Edition: Various Locations On 3rd Floor 5% Now \$66,800 2068 Rot/Decay, Extent: Severe, Area Affected: cation: Old Apartment Electropy Cracked, Extent: Severe, Area Affected: 5	er Penetration, Extent: Moderate, Area Affected: 10% cation: Air Conditioning Room In Basement 5% 4+ \$7,800 2031 ** Mortar Miss/Erod, Extent: Moderate, Area Affected: 25% cation: 1st, 2nd And Basement Bathrooms 50% 4+ \$34,400 2028 \$172,100 den/Missing Elements, Extent: Moderate, Area Affected: 15% cation: 2nd Floor Reading Area cat/Tear/Impact Damage, Extent: Moderate, Area Affected: 10% cation: Children Room ven Substrate, Extent: Moderate, Area Affected: 20% cation: 1st Floor Reading Area m/Eroded, Extent: Moderate, Area Affected: 20% cation: 2nd Floor Reading Area And Children Room 5% 2038 ** ent Replace Evident, Extent: Light, Area Affected: 100% cation: Community Room - Basement 25% Now \$33,400 2043 ** aligned/Bulging, Extent: Moderate, Area Affected: 15% cation: Various Locations On 3rd Floor 5% Now \$66,800 2068 ** Rot/Decay, Extent: Severe, Area Affected: 50% cation: Old Apartment t/Cracked, Extent: Severe, Area Affected: 50%	er Penetration, Extent: Moderate, Area Affected: 10% cation: Air Conditioning Room In Basement 5% 4+ \$7,800 2031 ** 5 Mortar Miss/Erod, Extent: Moderate, Area Affected: 25% cation: 1st, 2nd And Basement Bathrooms 50% 4+ \$34,400 2028 \$172,100 3 ken/Missing Elements, Extent: Moderate, Area Affected: 15% cation: 2nd Floor Reading Area ct/Tear/Impact Damage, Extent: Moderate, Area Affected: 10% cation: Children Room ven Substrate, Extent: Moderate, Area Affected: 20% cation: 1st Floor Reading Area n/Eroded, Extent: Moderate, Area Affected: 20% cation: 2nd Floor Reading Area And Children Room 5% 2038 ** 3 ent Replace Evident, Extent: Light, Area Affected: 100% cation: Community Room - Basement 25% Now \$33,400 2043 ** 5 nligned/Bulging, Extent: Moderate, Area Affected: 15% cation: Various Locations On 3rd Floor 5% Now \$66,800 2068 ** 5 Rot/Decay, Extent: Severe, Area Affected: 50% cation: Old Apartment t/Cracked, Extent: Severe, Area Affected: 50%	EIFE 5 \$7,700 er Penetration, Extent : Moderate, Area Affected : 10% cation : Air Conditioning Room In Basement 5% 4+ \$7,800 2031 ** 5 \$900 Mortar Miss/Erod, Extent : Moderate, Area Affected : 25% cation : 1st, 2nd And Basement Bathrooms 50% 4+ \$34,400 2028 \$172,100 3 \$6,600 ken/Missing Elements, Extent : Moderate, Area Affected : 15% cation : 2nd Floor Reading Area ct/Tear/Impact Damage, Extent : Moderate, Area Affected : 10% cation : Children Room ven Substrate, Extent : Moderate, Area Affected : 20% cation : 1st Floor Reading Area nn/Eroded, Extent : Moderate, Area Affected : 20% cation : 2nd Floor Reading Area And Children Room 5% 2038 ** 3 \$700 ent Replace Evident, Extent : Light, Area Affected : 100% cation : Community Room - Basement 25% Now \$33,400 2043 ** 5 \$8,300 aligned/Bulging, Extent : Moderate, Area Affected : 15% cation : Various Locations On 3rd Floor 5% Now \$66,800 2068 ** 5 \$1,700 Rot/Decay, Extent : Severe, Area Affected : 50% cation : Old Apartment t/Cracked, Extent : Severe, Area Affected : 50%

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

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

Asset #: 4224

Now In Surface, Basement A Extent: Basement Now Tumbling, Mechanic I Finish, E Mechanic Tration, Ex Mechanic 4+ Tumbling,	\$16,000 Extent: Moderate t - Mechanical Are : Moderate, Area t - Mechanical Are \$33,000 Extent: Severe, Are cal Areas And Structure Extent: Severe, Are cal Areas And Structure \$3,300 Extent: Moderate \$3,300 Extent: Moderate Locations Through	2041 LIFE LIFE LIFE LIFE te, Area Affected: 2 eas LIFE rea Affected : 2 eather a ffected actural Column a Affected : 2 cutural	** d: 50% umns In Basemen umns In Basemen umns In Basemen 25% umns In Basemen **	(Yrs) 5 5 5 5 5 at And 3n And 3n		Priority
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umbling, A Mechanic I Finish, E Mechanic ration, Ex Mechanic 4+ rumbling, A	Extent: Severe, A cal Areas And Stru Extent: Severe, An cal Areas And Stru extent: Severe, Are cal Areas And Stru \$3,300 Extent: Moderate	rea Affected rea Affected rea Affected a Affected: a Affected: actural Colu LIFE c, Area Affec	d: 50% umns In Basemen l: 50% umns In Basemen 25% umns In Basemen **	nt And 31 nt And 31	rd Floor rd Floor	
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ration, Ex Mechanic 4+ rumbling, I	stent : Severe, Are cal Areas And Stri \$3,300 Extent : Moderate	a Affected : uctural Colu LIFE 2, Area Affe	25% umns In Basemen **	ıt		
Mechanic 4+ rumbling,	\$3,300 Extent : Moderate	LIFE , Area Affe	ımns In Basemen * *		\$1,100	
umbling,	Extent : Moderate	e, Area Affe		5	\$1,100	
umbling,	Extent : Moderate	e, Area Affe	cted : 15%	3	\$1,100	
		2045	* *	5	\$8,800	
		LIFE	* *		40,000	
Now	\$4,100	LIFE	* *	5	\$8,800	
	ctent : Severe, Are		10%		40,000	
	y Section - 1st Flo			dition)		
0 1 1	<u> </u>	LIFE	* *	5	\$8,800	
Now	\$26,700	LIFE	* *	5	\$1,100	
5% Now \$26,700 LIFE ** 5 \$1,100 Broken/Missing Elements, Extent: Severe, Area Affected: 50% Location: Old Apartment						
		a Affected :	25%			
Now	\$1,400	2048	* *			
		Area Affecte	ed : 25%			
Ai Main E	unitance - sireei k	order Bre reiter				
	te Curbing Of Fer			led Joint	S	
				led Joint	S	
,	Old Apar Now vation, E.	Now \$1,400 vation, Extent: Moderate,	Now \$1,400 2048 vation, Extent: Moderate, Area Affects		Now \$1,400 2048 ** vation, Extent: Moderate, Area Affected: 25%	Now \$1,400 2048 ** vation, Extent: Moderate, Area Affected: 25%

Site Pavements

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

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

Asset #: 4224

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

Site Pavements

Public Sidewalk

Cast in Place Concrete 100% Now \$5,600 2041 **

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

Location: At Main Entrance To Building

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

Location: At Main Entrance To Building

On-Site Walkways

Cast in Place Concrete 100% 2026 \$48,800

Electrical	Current Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Fail Date Estin Total (Years)	nated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Inder 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2048	* *	5	\$100	
	Other Observation, Extent:	Light, Area Affected	: 100%			
	Location: Boiler Room / I	Electrical Room				
	Explanation: Main Servic	e Switch Rated At 80	0 Amperes.			
Switchgear / Switchboard						
Molded Case Bkrs	100%	2028	\$37,200	5	\$600	
	Other Observation, Extent:	Moderate, Area Affe	ected : 100%			
	Location: Basement					
	Explanation: 1- Vertical S	Section				
Raceway						
Conduit	30%	2028	\$10,800	1		
Conduit	70%	2048	* *	1		
Panelboards						
Fused Disc Sw	5%	2044	* *	5		
Molded Case Bkrs	35%	2027	\$9,000	5	\$200	
Molded Case Bkrs	60%	2044	* *	5	\$400	
Wiring						
Thermoplastic	40%	2028	\$12,800	1		
Thermoplastic	60%	2048	* *	1		
Motor Controllers						
Locally Mounted	100%	2026	\$52,100	5	\$200	
round			. , , , , , , , , , , , , , , , , , , ,			
Grounding Devices						
Not Accessible	100%					
ighting						

Lighting

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

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

Asset #: 4224

Electrical	Current Repair	Future Replacement	M	Maintenance			
System Component Type	% of Fail Date Estimated Cos Total (Years)	t Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority		
Lighting							
Interior Lighting	2007	• • • • • • • • • • • • • • • • • • •		4.5.			
Fluorescent	30%	2033 **	10	\$6,500			
	T-8 Lamps And Fixtures, Extent : Liga Location : Reading Areas	nt, Area Affectea : 100%					
Fluorescent	40%	2023 \$108,400	10	\$8,600			
	T-12 Lamps And Fixtures, Extent : Mo Location : Reading Areas And Base		6				
Fluorescent	10%	2033 **	10	\$2,200			
	T-5 Lamps And Fixtures, Extent : Lig Location : 3rd Floor	ht, Area Affected : 100%					
Fluorescent	20%	2033 **	10	\$4,300			
	Other Observation, Extent : Light, Ar	ea Affected : 100%		·			
	Location: Hallways And 1st Floor I	-					
	Explanation: Compact Fluorescent	Light Fixtures					
Egress Lighting							
Emergency, Battery	50%	2033 **	10	\$2,800			
Exit, Service	50%	2033 **	1				
Exterior Lighting Fluorescent	10%	2028 \$8,700	10	\$200			
Pidorescent	Other Observation, Extent : Moderate	· ·	10	\$200			
	Location: Front And Rear Only						
	Explanation : Compact Fluorescent	Light Fixtures					
No Component	90%						
Alarm							
Security System							
No Component	20%						
Generic	80%	2033 **	1	\$7,000			
	Other Observation, Extent : Light, Ar						
	Location: Reading Areas, Hallways						
T: (0 1 5 :	Explanation: CCTV Surveillance C	ameras					
Fire/Smoke Detection	1000/	2022 **	1.2	¢14000			
Generic, Digital	100% Other Observation, Extent : Light, Ar	2033	1-3	\$14,900			
	Location: Throughout The Building						
	Explanation: Smoke Detectors, Ala		ial Pull S	Station And Horns			
	Explanation . Smoke Detectors, Atta	Dens, su obe Eignis, Muni	1 HII L	Junion 11110 1101113			

Mechanical	Current Repa	r Future	Replacement	Ma	aintenance	
System Component Type	% of Fail Date Esti Total (Years)	mated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating						
Energy Source						
Natural Gas	100%	2048	* *	1		

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

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

Asset #: 4224

Mechanical		Current Repair Future		uture Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating Conversion Equipment Hot Water Boiler	Location	servation, E	Extent : Light, Area et Boiler Room it	2041 Affected	* * ! : 100%	1	\$11,600	
Distribution								
Hot Wtr Piping/Pump	Corroded,		\$800 evere, Area Affecte On Top Of The Boo		\$39,500	4	\$1,200	
Terminal Devices								
Convector/Radiator Fan Coil Unit/Heat Fan Coil Unit/Heat			\$151,800 tent : Severe, Area	2033 2036 2038 Affected	** ** **	1 1 1	\$3,000 \$1,500 \$2,700	
Air Conditioning	Location	ı . 3ra Fı. F	un Koom					
Energy Source Electricity	100%			2036	* *	1		
Conversion Equipment Reciprocating Compr/Chiller	40%	0-2	\$86,000	2038	* *	1	\$3,900	
•	Location R-22 Refr	i : Basemen igerant, Ext	tent : Severe, Area et And 3rd Floor tent : Light, Area A et And 3rd Floor					
Exterior Pkg Unit - Cooling	20%	0-2	\$41,000	2038	* *	2	\$200	
Ü	Location Other Obs Location	: Lower R	extent : Severe, Are oof					
Exterior Pkg Unit - Cooling	30%			2036	* *	2	\$400	
C	Location		xtent : Light, Area it, R-410a	Affected	! : 30%			
Split Unit	Location	a : Roof	Extent : Light, Area	2033 Affected	**			
Split Unit	5% R-22 Refr		\$27,000 tent : Severe, Area mn Unit, Lower Ro		**			

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

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

Asset #: 4224

Mechanical		Current l	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Terminal Devices Air Handler/Dir Expansion	40%	0-2	\$113,300	2038	* *	1		
Expansion		-	tent : Severe, Area at And 3rd Floor	Affected	: 40%			
Fan Coil - 2 Pipe	5%			2033	* *	1	\$400	
Fan Coil - 2 Pipe	5%	0-2	\$24,100	2038	* *	1	\$300	
-		ervation, E : Basemen	Extent : Severe, Are nt	a Affecte	ed : 5%			
	Explanat	ion: 1 Obs	solete Unit					
No Component	50%							
Heat Rejection Air Cooled Condenser	5%			2033	* *	2	\$800	
Unit Air Cooled Condenser Unit	5%	0-2	\$2,600	2038	* *	2	\$700	
Cint	Location	: Lower R	Extent : Severe, Are oof ndemn Unit	a Affecte	ed : 5%			
Dry Cooler		Now	\$55,100	2038	* *	2	\$5,200	
		ctent : Seve	ere, Area Affected :			_	** ,=**	
	Location	: Roof	Extent : Severe, Are solete Units	a Affecte	d : 40%			
No Component	50%	ion . 5 Ob.	soiete Onus					
Ventilation	3070							
Distribution								
Ductwork/Diffusers	15%			LIFE	* *	2-5	\$2,000	
Ductwork/Diffusers	85%			LIFE	* *	2-5	\$11,100	
Exhaust Fans	2-0/			• • • • •	444 400			
Interior	25%			2023	\$22,500	2	\$200	
Roof			Extent : Severe, Aid Lower Roof	2023 rea Affec	\$21,000 ted : 50%	2	\$400	
Roof	25%	. 1100j 1111	i Lower Rooj	2036	* *	2	\$200	
Plumbing	2370			2030			\$200	
H/C Water Piping								
Brass/Copper	100%			2038	* *	1		
Water Heater								
Gas Fired	100%			2023	\$15,500	2	\$300	
Sanitary Piping						_		
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping Cast Iron	100%			LIFE	* *	1		

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

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

Asset #: 4224

Mechanical	Current Repair	Future Re	placement	M	aintenance	
System Component Type	% of Fail Date Estimated Co Total (Years)	ost Year Esti FY	mated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing						
Sump Pump(s)						
Submersible	100%	2021	\$900	4	\$700	
	Other Observation, Extent : Light, A	rea Affected : 100	0%			
	Location: Basement Fan Room					
	Explanation: 1 Unit					
Fixtures						
Generic	100%					
Vertical Transport						
Elevators						
Hydraulic	100%	LIFE	* *			
-	Other Observation, Extent : Light, A	rea Affected : 100	0%			
	Location: Basement, Lobby, 1st To	o 3rd Floor				
	Explanation: One Unit					
Fire Suppression						
Sprinkler						
No Component	80%					
Generic	20%	2038	* *	1-2	\$1,300	

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

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

Print Date: 12-Sep-2019 NEW YORK PUBLIC LIBRARY - FY 2020

Asset Name : HARLEM BRANCH LIBRARY
Address : 9 WEST 124TH ST. @FIFTH AVE

Borough : MANHATTAN Agency's Number : H02

Area Sq Ft : 13,058 Project Type : NEW YORK PUBLIC LIBRARY

Date of Survey : 16-May-2017 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,2,3

Block : 1722 Lot : 30 BIN : 1053460

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$159,000	\$159,500
Interior Architecture		\$104,000
Mechanical		\$257,600
Total	\$159,000	\$521,100
Importance Code A	\$159,000	\$159,500
Importance Code B		\$361,600
Total	\$159,000	\$521 100

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$48,500			\$2,300
Interior Architecture	\$76,900		\$4,500	\$1,400
Electrical	\$1,500	\$1,200	\$14,300	\$1,600
Mechanical	\$2,300	\$2,100	\$2,300	\$2,300
Site Pavements	\$600			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$133,800	\$7,200	\$25,100	\$11,600
Importance Code A	\$49,100	\$600	\$700	\$3,000
Importance Code B	\$44,900	\$6,600	\$24,400	\$8,700
Importance Code C	\$39,700			
Total	\$133,800	\$7,200	\$25,100	\$11,600



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

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

Asset #: 13338

Architecture		Current	Repair	Futu	re Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls	570/	3.7	Ø1.50.000	LIEE	* *	-	#24 000	
Masonry: Brick		Now	\$159,000	LIFE		5	\$24,900	
	_	_	, Extent : Moderate Pentrations - Rear		jjeciea : 10%			
			tent : Moderate, Ai		ted · 15%			
	-		netrations And Cor					
	Spalling,	Extent : Mo	oderate, Area Affec	ted : 15%	6			
			Locations - Rear F					
	Worn/Ero	ded, Extent	t : Moderate, Area	Affected	: 50%			
	Location	ı : Rear Fa	cade - Throughout					
Masonry: Granite	5%			LIFE	* *	5	\$1,600	
Masonry: Limestone	25%			LIFE	* *	5	\$8,200	
Metal Panel	5%		\$1,700	2038	* *	5	\$4,100	
	_	-	xtent : Severe, Area					
			Of Built Out Roof (
Slate Panels	3%			LIFE	* *	5	\$1,000	
Stucco Cement	5%			2041	* *	5	\$5,500	
Windows	98%			2044	* *	5	¢4.700	
Aluminum Wood	98% 2%		\$2,800	2044	* *	5 5	\$4,700 \$500	
Wood	Split/Crac		t : Moderate, Area		: 50%	3	\$300	
Parapets								
Cast Stone/Terra Cotta	5%			LIFE	* *	5	\$900	
Masonry: Brick	75%	Now	\$32,900	LIFE	* *	5	\$1,800	
	Diagonal	Cracks, Ex	tent : Moderate, Ai	rea Affec	ted : 15%			
			Of Parapet Wall					
			ngs, Extent : Mode	rate, Are	a Affected : 25%			
			er Of Flat Roof		1.00			
		-	nings, Extent : Mod		ea Affected : 25%			
			Roof And Pitched R oderate, Area Affec		/			
			Parapet Wall - Re					
Magangu Limagtana		Now	\$2,700	LIFE	* *	5	\$200	
Masonry: Limestone			\$2,700 d, Extent : Modera			3	\$200	
		i : Coping	u, Extent : Modera	ic, 217 cu 1	anjecteu : 2570			
Masonry: Limestone		Now	\$4,000	LIFE	* *	5	\$300	
Wasomy. Emicstone			d, Extent : Modera		Affected : 20%	3	Ψ300	
		: Street F		,	33			
Metal Security Bars	5%			2043	* *			
Roof	270							
Asphalt Shingle	45%	Now	\$1,700	2037	* *			
_	Water Per	netration, E	Extent : Moderate, 2	Area Affe	ected : 10%			
	Location	ı : Over Au	ditorium					
Modified Bitumen	50%			2028	\$76,400	10	\$5,300	
Skylight, Metal/Glass	5%			2028	\$83,200	10	\$1,800	

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

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

Asset #: 13338

Architecture	Current R	epair	Future	Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior							
Floors	20/ N	\$2,600	2027	* *	-	\$200	
Ceramic Tile	3% Now Water Penetration, Ex Location: 3rd Floor Worn/Eroded, Extent Location: 3rd Floor	· Bathrooms : Moderate, Area			5	\$300	
Marble Panels	5%		LIFE	* *	5	\$700	
Terrazzo	7% 2-4 Cracking/Crumbling, Location : Main Rec				5	\$1,100	
Vinyl Tile	60% 0-2 Cracking/Crumbling, Location: 3rd Floor		00		3 Bathroom	\$4,300	
Wood	25% Deteriorated Finish, I Location: 3rd Floor	-		* * 1 : 25%	5	\$9,000	
Interior Walls							
Ceramic Tile	3% Now Worn/Eroded, Extent Location: 3rd Floor		2037 Affected :	**	5	\$500	
Glass: Single Pane	5%		LIFE	* *	5	\$1,300	
Plaster	80% Now Water Penetration, Ex Location: Third Flo		LIFE a Affected		5	\$8,400	
Wood	12% 4+ Deteriorated Finish, I Location: Various I	-			5	\$16,800	
Ceilings Plaster	75% Now Water Penetration, Ex Location: 3rd Floor				5	\$9,100	
Plaster	25%		LIFE	* *	5	\$3,000	
Site Enclosure							
Fence/Gates							
Iron Picket	100%		2048	* *			
Free Standing Walls Masonry: Brick	100%		2028				
Retaining Walls Cast in Place Concrete	100%		2048	* *			
Site Pavements Public Sidewalk	1000/		2011	de es			_
Cast in Place Concrete	100%		2041	* *			

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

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

Asset #: 13338

Architecture	Current Repair	Futur	e Replacement	Ma	aintenance	
System Component Type	% of Fail Date Estin Total (Years)	nated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Site Pavements

On-Site Walkways

 Cast in Place Concrete
 50%
 2033
 **

 Masonry: Granite
 50%
 0-2
 \$600
 LIFE
 **

Jnt Mortar Miss/Erod, Extent: Light, Area Affected: 15%

Location: Entry Ramp And Stairs

Electrical	Current Repair	Future	Replacement	M	aintenance	
System Component Type	% of Fail Date Estimat Total (Years)	ed Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2048	* *	5	\$100	
	Other Observation, Extent : Li	ght, Area Affected	: 100%			
	Location : Electrical Room					
	Explanation : Main Service I	Disconnect Switch I	Rated At 800 Amp	eres		
Switchgear / Switchboard						
Fused Disc Sw	50%	2048	* *	5		
	Other Observation, Extent : Li	ght, Area Affected	: 100%			
	Location: Electrical Room					
	Explanation : 2- Vertical Sec	tions				
Molded Case Bkrs	50%	2028	\$17,100	5	\$200	
	Other Observation, Extent : M	oderate, Area Affec	cted : 100%			
	Location : Electrical Room					
	Explanation: 1- Vertical Sec	tion				
Raceway						
Conduit	20%	2028	\$6,600	1		
Conduit	80%	2048	* *	1		
Panelboards						
Fused Disc Sw	5%	2036	* *	5		
Molded Case Bkrs	15%	2027	\$2,400	5	\$100	
Molded Case Bkrs	80%	2044	* *	5	\$300	
Wiring						
Thermoplastic	80%	2048	* *	1		
Thermoplastic	20%	2028	\$5,900	1		
Motor Controllers						
Locally Mounted	80%	2041	* *	5	\$100	
Locally Mounted	20%	2026	\$6,400	5		
Ground						
Grounding Devices						
Not Accessible	100%					
Lighting						

Lighting

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

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

Asset #: 13338

Electrical	Current Repai	r Future	Replacement	M	aintenance	
System Component Type	% of Fail Date Esti Total (Years)	mated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting						
Interior Lighting						
Fluorescent	90%	2033	* *	10	\$10,800	
	T-5 Lamps And Fixtures, E	Extent : Light, Area Affe	cted : 100%			
	Location : Throughout T	he Building				
Fluorescent	5%	2033	* *	10	\$600	
	T-8 Lamps And Fixtures, H	Extent : Light, Area Affe	cted : 100%			
	Location: Throughout The Building					
Fluorescent	5%	2036	* *	10	\$600	
	Other Observation, Extent		100%		4000	
	Location : Throughout T					
	Explanation : Compact F	-	es			
Egress Lighting	2. premeron : compact 1	moreseem Eigin 1 mm.				
Emergency, Battery	50%	2033	* *	10	\$1,600	
Exit, Service	50%	2033	* *	1	\$1,000	
Exterior Lighting						
HID	10%	2028	\$5,200	10		
No Component	90%		4-,			
Alarm						
Security System						
Generic	100%	2033	* *	1	\$4,900	
	Other Observation, Extent	: Light, Area Affected :	100%		. ,	
	Location : Throughout T	0				
	Explanation : CCTV Sur	-				
Fire/Smoke Detection	1					
Generic, Digital	100%	2033	* *	1-3	\$8,300	
,	Other Observation, Extent		100%		+ - ,- 00	
	Location : Throughout T	0				
	Explanation : Strobe Lig	0	is. Alarm Bells S	moke De	tectors And Horns	

Mechanical	Current Repair	Future Replacemen	: N	Maintenance			
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Co FY	st Cycle (Yrs)	Estimated Cost	Priority		
Heating							
Energy Source							
Natural Gas	100%	2038 *	* 1				
	Other Observation, Extent : Severe, Ar	ea Affected : 1%					
	Location : Electrical Room						
	Explanation: Hazard! Gas Meter Is	Located Inside The Elect	rical Room				
Conversion Equipment	-						
Hot Water Boiler	100%	2033 *	* 1	\$6,500			
	Other Observation, Extent : Light, Area	Other Observation, Extent : Light, Area Affected : 100%					
	Location : Basement Boiler Room						
	Explanation: 1 Unit						

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

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

Asset #: 13338

Mechanical	Current Repair	Future R	eplacement	М	aintenance	
System Component Type	% of Fail Date Estimated Total (Years)	Cost Year Es	stimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating Distribution Hot Wtr Piping/Pump	100% 0-2 \$1. Other Observation, Extent: Mode Location: Throughout Explanation: Defective Temper			4	\$600	
Terminal Devices						
Convector/Radiator	100%	2026	\$69,300	1	\$4,200	
Air Conditioning Energy Source Electricity Conversion Equipment Exterior Pkg Unit - Cooling	100% 80%	2036	* * \$83,800	2	\$600	
Split Unit	R-22 Refrigerant, Extent: Light, Location: 3 Units, Roof 20% R-22 Refrigerant, Extent: Light, Location: 2 Units, 1 On Roof, 1	2028 Area Affected : 209	\$55,200			
Terminal Devices Fan Coil - 2 Pipe No Component	20% 80%	2028	\$49,200	1	\$800	
Heat Rejection Evaporative Condenser No Component	20% 80%	2028	\$8,000	2	\$1,800	
Ventilation						
Distribution Ductwork/Diffusers	100%	LIFE	* *	2-5	\$7,300	
Exhaust Fans Roof	100%	2028	\$21,500	2	\$400	
Plumbing H/C Water Piping Brass/Copper	100%	2038	**	1	ψ+00	
Water Heater Gas Fired	100% Recent Replace Evident, Extent: Location: Basement	2028 Light, Area Affecte	\$7,900 ed : 100%	2	\$200	
Sanitary Piping Cast Iron	100%	LIFE	* *	1		
Storm Drain Piping Cast Iron	100%	LIFE	* *	1		
Sewage Ejector(s) Electric	100%	2028	\$3,700	4	\$500	
Fixtures Generic Vertical Transport	100%					

Vertical Transport

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

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

NEW YORK PUBLIC LIBRARY - 035 HARLEM BRANCH LIBRARY

Asset #: 13338

Mechanical	Current Repair	Future	e Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Vertical Transport						
Elevators						
Hydraulic	100%	LIFE	* *			
	Other Observation, Extent : Light, Area	a Affected	: 100%			
	Location: Basement To 3rd Floor					
	Explanation: 1 Unit					
Fire Suppression						
Sprinkler						
No Component	40%					
Generic	60%	2038	* *	1-2	\$2,200	

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

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

Print Date: 12-Sep-2019 NEW YORK PUBLIC LIBRARY - FY 2020

Asset Name : HIGH BRIDGE BRANCH LIBRARY

Address : 78 WEST 168TH ST. @WOODYCREST AVE.

Borough : BRONX Agency's Number : H03

Area Sq Ft : 8,352 Project Type : NEW YORK PUBLIC LIBRARY

Date of Survey : 21-Apr-2016 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1

Block : 2510 Lot : 27 BIN : 2003163

CAPITAL

Total

Importance Code

Total

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$11,000	\$10,400	\$600	\$2,200
Interior Architecture			\$1,100	\$4,700
Electrical	\$800	\$10,200	\$1,000	\$800
Mechanical	\$3,600	\$700	\$4,100	\$700
Site Pavements	\$7,700			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$27,100	\$25,200	\$10,900	\$12,300
Importance Code A	\$11,500	\$10,800	\$1,100	\$2,600
Importance Code B	\$15,700	\$14,500	\$9,800	\$9,700
Importance Code C				
Total	\$27,100	\$25,200	\$10,900	\$12,300



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

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

NEW YORK PUBLIC LIBRARY - 035 HIGH BRIDGE BRANCH LIBRARY

Asset #: 13339

Architecture		Current F	Repair	Futur	e Replacement	M	laintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Concrete Masonry Unit	65%			LIFE	* *	5	\$6,400	
Window Wall	35%			2047	* *	5	\$20,700	
Windows	1000/			20.42	* *	-	Φ000	
Aluminum	100%			2043	· · · ·	5	\$900	
Parapets Concrete Masonry Unit	85%			LIFE	* *	5	\$1,900	
Concrete Masonry Unit		ervation F	Extent : Light, Area			3	\$1,900	
		: Through	-	Ајјестец	. 100/0			
		_	o Over Concrete N	lasonry	I Inits			
Metal Panel	5%		o over concrete in	2053	**	5	\$400	
Metal Rail	10%			2044	* *	5-10	\$3,700	
Roof	1070			2011		3-10	\$3,700	
Modified Bitumen	97%	2-4	\$11,000	2032	* *			
1/10 0/11/0 0/11/01			Moderate, Area A		5%			
	_	: Through	•	,,,				
Skylight, Plastic	3%			2044	* *	1		
Interior	270							
Floors								
Cast in Place Concrete	7%			LIFE	* *	5	\$1,500	
Ceramic Tile	3%			2040	* *	5	\$300	
Vinyl Tile	90%			2035	* *	3	\$3,200	
Interior Walls								
Ceramic Tile	5%			2040	* *	5	\$600	
Concrete Masonry Unit	10%			LIFE	* *	5	\$400	
Gypsum Board	85%			LIFE	* *	5	\$5,700	
Ceilings	000/			2011		_	ФО 200	
AcousTileSusp.Lay-In	90%			2044	* *	5	\$9,300	
Exposed Struc: Steel	5% 5%			LIFE LIFE	* *	5	\$600	
Gypsum Board Site Enclosure	370			LIFE		5	\$000	
Fence/Gates								
Iron Picket	100%			2062	* *			
Site Pavements	10070			2002				
Public Sidewalk								
Cast in Place Concrete	100%			2040	* *			
Activity Yard								
Cast in Place Concrete	100%	2-4	\$7,700	2044	* *			
	Other Obs	ervation, E	xtent : Moderate, .	Area Affe	ected : 100%			
	Location	: No Area	Drain In Play Yar	d				
	Explana	tion : Area	Drain Required To	Prevent	t Damage To Conc	rete Pavi	ing And Building	

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

Under 600 Volts

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

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

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

NEW YORK PUBLIC LIBRARY - 035 HIGH BRIDGE BRANCH LIBRARY

Asset #: 13339

Electrical	Current Repair	Future Replacement	Maintenance				
System Component Type	% of Fail Date Estimated (Years)	Cost Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority		
Under 600 Volts Service Equipment		•					
Fused Disc Sw	100% Other Observation, Extent : Mode Location : Electrical Room	2047 ** rate, Area Affected : 100%	5				
	Explanation: Main Service Swit	ch Rated At 600 Amperes					
Raceway							
Conduit	100%	2047 **	1				
Panelboards Molded Case Bkrs	100%	2043 **	5	\$200			
Wiring Thermoplastic	100%	2047 **	1				
Motor Controllers							
Locally Mounted	70%	2040 **	5				
Locally Mounted	30%	2032 **	5				
Ground Grounding Devices							
Generic	100%	LIFE **	5	\$100			
ighting	10070	EH E		ψ100			
Interior Lighting Fluorescent	70%	2032 **	10	\$5,400			
	Motion Sensors in Use, Extent: L. Location: Throughout T-8 Lamps And Fixtures, Extent: Location: Throughout						
Fluorescent	30%	2032 **	10	\$2,300			
	Compact Fluorescent Light, Extent : Light, Area Affected : 100% Location : Throughout						
	Motion Sensors in Use, Extent : L. Location : Throughout	ight, Area Affected : 100%					
Egress Lighting	500/	2022 **	10	¢1 000			
Emergency, Battery Exit, LED	50% 50%	2032 ** 2055 **	10 1	\$1,000			
Exterior Lighting	3078	2033	1				
Fluorescent	100%	2032 **	10	\$800			
Alarm	20070			Ψ000			
Security System							
Generic	100%	2032 **	1	\$3,100			
	Other Observation, Extent: Light, Location: Throughout The Build Explanation: CCTV Surveilland	ding					
Fire/Smoke Detection							
Generic, Analog	100% Other Observation, Extent: Light, Location: Throughout The Build		1-3	\$5,100			
		oke Detectors, Manual Pull Statio	one And	Horns			

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

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

NEW YORK PUBLIC LIBRARY - 035 HIGH BRIDGE BRANCH LIBRARY

Asset #: 13339

System Component Total Prior	Mechanical	Current Repair Future Replacement					N	Maintenance		
Energy Source	Component			nated Cost		Estimated Cost		Estimated Cost	Priority	
Natural Gas										
Conversion Equipment Furnace		1000/			201-					
Furnace		100%			2047	* *	1			
Hot Water Boiler										
Hot Water Boiler	Furnace			T. T. 1			1	\$2,100		
Hot Water Boiler				Light, Area	Affected	: 50%				
Hot Water Boiler			•							
Other Observation, Extent: Light, Area Affected: 100% Location: Basement Boiler Room Explanation: 1 Unit			ion: I Rooftop P	ackage Unit						
Location : Basement Boiler Room Explanation : Unit	Hot Water Boiler						1	\$2,100		
Explanation : I Unit				-	Affected	: 100%				
Distribution				r Room						
Hot Wtr Piping/Pump 100% 2043 ** 4 \$400 Terminal Devices Convector/Radiator 50% 2040 ** 1 \$1,400 No Component 50% 2040 ** 1 \$1,400 No Component 50% 2040 ** 1 \$1,400 No Component 50% 2043 ** 1 Conversion Equipment Ext Pkg Unit -		Explanat	ion : 1 Unit							
Thot Wil Fight Thot Terminal Devices Convector/Radiator 50% 2040 ** 1 \$1,400 No Component 50% 2040 ** 1 \$1,400 No Component 50% 2043 ** 1 \$1,400 No Component 50% 2043 ** 1 \$1,400 No Component 50% 2043 ** 1 \$1,400 No Component Ext Pkg Unit - 95% 2032 ** 2 \$500 Heating/Cooling Split Unit 5% 2032 ** 2 \$500 Heating/Cooling Split Unit 5% 2032 ** 2 \$500 Your Thou T										
Convector/Radiator No Component	1 0 1	100%			2043	* 1	4	\$400		
No Component 50% Air Conditioning Energy Source Electricity 100% 2043 * * 1										
Air Conditioning Energy Source Electricity 100% 2043 ** 1 Conversion Equipment Ext Pkg Unit - 95% 2032 ** 2 \$500 Heating/Cooling Split Unit 5% 2032 ** Distribution Ductwork/Diffusers 100% LIFE ** 2 \$10,900 Ventilation Ductwork/Diffusers 100% LIFE ** 2.5 \$4,700 Exhaust Fans Roof 100% 2032 ** 2 \$300 Plumbing H/C Water Piping Brass/Copper 100% 2047 ** 1 Water Heater Gas Fired 100% 2025 \$5,000 2 \$100 Other Observation, Extent: Light, Area Affected: 100% Location: Basement Explanation: 1-40 Gallon Water Heater Sanitary Piping Cast Iron 100% Now \$3,000 LIFE ** 1 Blockage /Clogged, Extent: Severe, Area Affected: 100% Location: House Trap Is Old And Corroded Storm Drain Piping Cast Iron 100% LIFE ** 1 Fixtures					2040	* *	1	\$1,400		
Energy Source Electricity 100% 2043 ** 1		50%								
Electricity										
Conversion Equipment	.									
Ext Pkg Unit		100%			2043	* *	1			
Heating/Cooling Split Unit 5% 2032 ***										
Split Unit 5% 2032 **		95%			2032	* *	2	\$500		
Distribution										
Ductwork/Diffusers 100% LIFE ** 2 \$10,900		5%			2032	* *	•			
Ventilation										
Distribution Ductwork/Diffusers 100% LIFE ** 2-5 \$4,700		100%			LIFE	* *	2	\$10,900		
Ductwork/Diffusers 100% LIFE ** 2-5 \$4,700										
Exhaust Fans Roof 100% 2032 ** 2 \$300										
Roof 100% 2032 ** 2 \$300		100%			LIFE	* 4	2-5	\$4,700		
Plumbing H/C Water Piping Brass/Copper 100% 2047 Water Heater Gas Fired 100% 2025 \$5,000 2 \$100 Other Observation, Extent: Light, Area Affected: 100% Location: Basement Explanation: 1-40 Gallon Water Heater Sanitary Piping Cast Iron 100% Now \$3,000 LIFE ** 1 Blockage /Clogged, Extent: Severe, Area Affected: 100% Location: House Trap Is Old And Corroded Storm Drain Piping Cast Iron 100% LIFE ** 1 Fixtures		4000/								
H/C Water Piping Brass/Copper 100% 2047 *** 1 Water Heater Gas Fired 100% 2025 \$5,000 2 \$100 Other Observation, Extent: Light, Area Affected: 100% Location: Basement Explanation: 1-40 Gallon Water Heater Sanitary Piping Cast Iron 100% Now \$3,000 LIFE *** 1 Blockage /Clogged, Extent: Severe, Area Affected: 100% Location: House Trap Is Old And Corroded Storm Drain Piping Cast Iron 100% LIFE *** 1 Fixtures		100%			2032	* *	2	\$300		
Brass/Copper 100% 2047 ** 1 Water Heater Gas Fired 100% 2025 \$5,000 2 \$100 Other Observation, Extent : Light, Area Affected : 100% Location : Basement Explanation : 1-40 Gallon Water Heater Sanitary Piping Cast Iron 100% Now \$3,000 LIFE * * * 1 Blockage /Clogged, Extent : Severe, Area Affected : 100% Location : House Trap Is Old And Corroded Storm Drain Piping Cast Iron 100% LIFE * * * 1 Fixtures										
Water Heater Gas Fired 100% 2025 S5,000 2 \$100 Other Observation, Extent: Light, Area Affected: 100% Location: Basement Explanation: 1-40 Gallon Water Heater Sanitary Piping Cast Iron 100% Now \$3,000 LIFE ** 1 Blockage /Clogged, Extent: Severe, Area Affected: 100% Location: House Trap Is Old And Corroded Storm Drain Piping Cast Iron 100% Life ** 1 Fixtures		1000/			20.47	ات مات				
Gas Fired 100% 2025 \$5,000 2 \$100 Other Observation, Extent: Light, Area Affected: 100% Location: Basement Explanation: 1-40 Gallon Water Heater Sanitary Piping Cast Iron 100% Now \$3,000 LIFE ** 1 Blockage /Clogged, Extent: Severe, Area Affected: 100% Location: House Trap Is Old And Corroded Storm Drain Piping Cast Iron 100% LIFE ** 1 Fixtures		100%			2047	* *	· 1			
Other Observation, Extent: Light, Area Affected: 100% Location: Basement Explanation: 1-40 Gallon Water Heater Sanitary Piping Cast Iron 100% Now \$3,000 LIFE ** 1 Blockage /Clogged, Extent: Severe, Area Affected: 100% Location: House Trap Is Old And Corroded Storm Drain Piping Cast Iron 100% LIFE ** 1 Fixtures		1000/			2025	47.00		0100		
Location: Basement Explanation: 1-40 Gallon Water Heater Sanitary Piping Cast Iron 100% Now \$3,000 LIFE ** 1 Blockage /Clogged, Extent: Severe, Area Affected: 100% Location: House Trap Is Old And Corroded Storm Drain Piping Cast Iron 100% LIFE ** 1 Fixtures	Gas Fired			T. T. 4			2	\$100		
Explanation : 1-40 Gallon Water Heater Sanitary Piping Cast Iron 100% Now \$3,000 LIFE ** 1 Blockage /Clogged, Extent : Severe, Area Affected : 100% Location : House Trap Is Old And Corroded Storm Drain Piping Cast Iron 100% LIFE ** 1 Fixtures				Light, Area	Affected	: 100%				
Sanitary Piping Cast Iron 100% Now \$3,000 LIFE ** 1 Blockage /Clogged, Extent: Severe, Area Affected: 100% Location: House Trap Is Old And Corroded Storm Drain Piping Cast Iron 100% LIFE ** 1 Fixtures				***						
Cast Iron 100% Now \$3,000 LIFE ** 1 Blockage /Clogged, Extent : Severe, Area Affected : 100% Location : House Trap Is Old And Corroded Storm Drain Piping Cast Iron 100% LIFE ** 1 Fixtures		Explanat	ion : 1-40 Gallon	Water Heat	er					
Blockage /Clogged, Extent : Severe, Area Affected : 100% Location : House Trap Is Old And Corroded Storm Drain Piping Cast Iron 100% LIFE ** 1 Fixtures		4000/				اد ماد				
Location : House Trap Is Old And Corroded Storm Drain Piping Cast Iron 100% LIFE ** 1 Fixtures	Cast Iron						1			
Storm Drain Piping Cast Iron 100% LIFE ** 1 Fixtures		_				a: 100%				
Cast Iron 100% LIFE ** 1 Fixtures		Location	: House Trap Is	Old And Cor	roded					
Fixtures										
		100%			LIFE	* *	1			
Generic 100%										
Vertical Transport		100%								

Vertical Transport

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

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

NEW YORK PUBLIC LIBRARY - 035 HIGH BRIDGE BRANCH LIBRARY

Asset #: 13339

Mechanical	Cui	rrent Repair	Futu	re Replacement	М	aintenance	
System Component Type		Date Estimated Cost ears)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Vertical Transport

Elevators

Hydraulic 100% LIFE **

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

Location: 1st To 2nd Floor Explanation: 1 Unit

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

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

Print Date: 12-Sep-2019 NEW YORK PUBLIC LIBRARY - FY 2020

Asset Name : HUDSON PARK - ECRIC BRANCH LIBRARY
Address : 66 LEROY ST. NEAR SEVENTH AVE. SOUTH

Borough : MANHATTAN Agency's Number : H04
Program / Asset # : NPL0H04.000 / 13340 Yr Built/Renovated : 1906 /

Area Sq Ft : 17,565 Project Type : NEW YORK PUBLIC LIBRARY

Date of Survey : 24-May-2017 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,2,3

Block : 582 Lot : 18 BIN : 1009760

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$390,000	
Interior Architecture	\$87,200	\$165,100
Electrical	\$176,700	\$9,300
Mechanical		\$195,000
Total	\$654,000	\$369,400
Importance Code A	\$390,000	
Importance Code B	\$264,000	\$369,400
Total	\$654,000	\$369,400

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$111,300		\$2,000	\$100
Interior Architecture	\$19,800	\$2,800	\$1,800	
Electrical	\$32,200	\$1,300	\$16,900	\$1,400
Mechanical	\$17,700	\$1,700	\$3,000	\$1,700
Site Pavements	\$2,500			
Total	\$183,400	\$5,800	\$23,700	\$3,200
Importance Code A	\$112,200	\$900	\$3,100	\$1,000
Importance Code B	\$52,800	\$4,400	\$20,600	\$2,300
Importance Code C	\$18,500	\$500		
Total	\$183,400	\$5,800	\$23,700	\$3,200



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

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

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

Asset #: 13340

Architecture	Current	Futur	re Replacement	Maintenance			
ystem Component Type	% of Fail Date Total (Years)	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
xterior							
Exterior Walls					_	*	
Masonry: Brick	72%	Φ21 000	LIFE	* *	5	\$15,400	
Masonry: Granite	Staining/Discoloring	f Building At Leroy	Street Fa 2, Area A	ffected : 15% acade ffected : 20%	5	\$1,300	
Masonry: Limestone	12% 4+ Cracking/Crumbling Location: Leroy S Worn/Eroded, Exten Location: Horizon	\$33,000 g, Extent : Moderate treet Facade at : Moderate, Area	LIFE , Area Ą	* * ffected : 15%	5	\$1,900	
Metal Panel	Deteriorated Finish,	or Apartment Enclo	sure Area Af		5-10	\$7,400	
Wood	3% 0-2 Dry Rot/Decay, Exte	\$9,100 ent : Severe, Area A nue Entry Vestibule	-		5	\$1,600	
Windows							
Aluminum Metal Louvers	5% 5% Now Deformed/Dented, E Location: Opening		2044 2043 rea Affed	* * * * cted : 50%	5	\$200	
Wood	Dry Rot/Decay, Exte Location : 2nd And Thermally Inefficien Location : 2nd And Weather Strip Missi	d 3rd Floor Window ent : Severe, Area A d 3rd Floor Window t, Extent : Severe, A d 3rd Floor Window	rs Facing ffected : rs Facing rea Affe rs Facing te, Area	g South 30% g South cted : 50% g South Affected : 50%	5	\$3,600	1
Wood	Thermally Inefficien Location: 1st And Other Observation, Location: West Fo	2nd Floor Window t, Extent : Moderate 2nd Floor Window	s Facing e, Area A s Facing Affected Window	North, East And W ffected : 100% North, East And W l : 40%		\$18,100	

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

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

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

Asset #: 13340

Architecture	Current	Repair	Futur	e Replacement	M	aintenance	
ystem Component Type	% of Fail Date Total (Years)	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
xterior	•						
Parapets							
Masonry: Brick	60% 0-2	\$17,900	LIFE	* *	5	\$2,900	
	Parge/Tar Separatii						
		And Exterior Para					
	Spalling, Extent : M			ó			
	Location : East, W	est And North Wall	S				
Masonry: Brick	25%		LIFE	* *	5	\$1,200	
Masonry: Limestone	10%		LIFE	* *	5	\$600	
Slate	5%		LIFE	* *	5	\$200	
Roof							
Modified Bitumen	100% Now	\$21,700	2023	\$217,300			
	Blisters, Extent: Mo	**	ed : 20%				
	Location : Perime						
	Water Penetration,						
	Location : At Roof	Drain On Main Ro	of Adjace	ent To Apartment V	Vall		
terior							
Floors	70/		2021	* *	-	Φ1 400	
Ceramic Tile	5%		2031	* *	5	\$1,400	
Panel/Paver: Cer/Brk	2%		2036	* *	5	\$1,300	
Slate	5%		LIFE	* *	5	\$1,500	
Terrazzo	2%		LIFE		5	\$400	
Vinyl Tile	66% 15%		2028 2023	\$165,100	3	\$6,900 \$1,600	
Vinyl Tile 9" X 9" Wood	5%		2023	\$48,600 * *	3 5	\$1,600 \$2,600	
Interior Walls	370		2043			\$2,000	
Ceramic Tile	5%		2037	* *	5	\$1,100	
Glass: Single Pane	3%		LIFE	* *	5	\$1,100 \$500	
Marble Panels	2%		LIFE	* *	3	Ψ300	
Plaster	75%		LIFE	* *	5	\$4,900	
Plaster	10% Now	\$18,500	LIFE	* *	5	\$700	
Tablet	Paint Peeling, Exter	· ·		00%	J	Ψ,00	
	-	or Floor Apartment					
	Water Penetration,	-		d : 10%			
	Location : 2nd Flo	or Childrens Room,	1st Floo	r Reading Room, I	Basemen	t Auditorium	
	Worn/Eroded, Exten	t : Severe, Area Aff	ected : 10	00%			
	Location: 3rd Flo	or Floor Apartment					
Wood	5%		LIFE	* *	5	\$4,400	
Ceilings	- : -				-	+ .,	
Plaster	90%		LIFE	* *	5	\$15,600	
Plaster	10% Now	\$38,600	LIFE	* *	5	\$1,700	
	Paint Peeling, Exter	nt : Severe, Area Aff		00%		. ,	
	Location : 3rd Flo						
	Water Penetration, Extent : Severe, Area Affected : 15%						
		or Childrens Room,			Basemen	t Auditorium	
	Worn/Eroded, Exten		ected : 10	00%			
	Location : 3rd Flo	or Apartment					

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

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

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

Asset #: 13340

Architecture	Current Repair	F	-uture Replaceme	nt	Maintenance		
System Component Type	% of Fail Date Estin Total (Years)		ear Estimated C FY	Cost Cycle (Yrs)		Priority	
Site Pavements							
Public Sidewalk							
Cast in Place Concrete	100% Now	\$2,500 20	041	* *			
	Cracking/Crumbling, Exten	t : Moderate, Ar	ea Affected : 15%				
	Location: In Front Of 7th	Avenue Entrand	ce				
	Tripping Hazard, Extent: N	Ioderate, Area A	Affected : 10%				
	Location : In Front Of 7th	Location: In Front Of 7th Avenue Entrance					
On-Site Walkways							
Masonry: Granite	100%	LI	IFE	* *			

Electrical		Current Repair		Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date E (Years)	stimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	100%			2028	\$1,600	5	\$500	
			ent : Moderate, .	Area Affe	ected : 100%			
		: Electrical I						
	Explanat	tion : Main Se	rvice Disconne	ct Switch	Rated At 600 Amp	eres.		
Switchgear / Switchboard						_	*	
Molded Case Bkrs	100%		16.1	2028	\$34,200	5	\$500	
			ent : Moderate,	Area Affe	ected: 100%			
		: Basement						
D	Explanat	tion : 1- Verti	cal Section					
Raceway	700/			2020	Ф 22 200	1		
Conduit	70%			2028	\$23,200	1		
Conduit	30%			2038	* * *	1		
Panelboards	50/			2026	* *	-		
Fused Disc Sw	5% 70%			2036 2027		5	¢200	
Molded Case Bkrs Molded Case Bkrs	70% 25%			2027	\$11,100 * *	5 5	\$300 \$100	
-	23%			2036		3	\$100	
Wiring Braided Cloth	70%	2-4	\$20,500	2053	* *	1		
Braided Cloth			320,300 : Moderate, Are			1		
		_	. Moderale, Art t The Building	ей Ајјесте	:u . 100/0			
TC1 1		. Throughou	The Building	2020	* *	1		
Thermoplastic	30%			2038	* *	1		
Motor Controllers	500/			2026	¢17,000	-	#100	
Locally Mounted	50%			2026	\$16,000 * *	5	\$100	
Variable Frequency	50%			2045	7- 7-			
Drive								
Ground Grounding Devices								
Grounding Devices Generic	100%	2-4	\$10,100	LIFE	* *	5	\$300	
Generic			\$10,100 ent : Moderate, .		ected · 100%	3	\$300	
		: Water Mair		11 Cu 11JJC	. 100/0			
		tion : Corrode						
Lighting	Елринии	ion . Corroae	·u					

Lighting

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

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

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

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

Asset #: 13340

Electrical	Current Repair	Futur	Future Replacement		Maintenance			
System Component Type	% of Fail Date Estimated Co Total (Years)	ost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority		
Lighting								
Interior Lighting								
Fluorescent	95%	2023	\$176,700	10	\$15,300			
	T-12 Lamps And Fixtures, Extent: Moderate, Area Affected: 100%							
	Location : Throughout The Buildin	g						
Fluorescent	5%	2028	\$9,300	10	\$800			
	Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%							
	Location : Upper Floors							
Egress Lighting								
Emergency, Battery	50%	2028	\$12,500	10	\$2,100			
Exit, Service	50%	2028	\$1,300	1				
Exterior Lighting								
Fluorescent	10%	2028	\$6,000	10	\$200			
	Compact Fluorescent Light, Extent : Moderate, Area Affected : 100% Location : Front Of The Building							
No Component	90%							
Alarm								
Security System								
No Component	80%							
Generic	20%	2028	\$11,200	1	\$1,300			
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Hallways							
	Explanation: Intrusion Alarm Only; Motion Sensors							
Fire/Smoke Detection								
Generic, Digital	100%	2036	* *	1-3	\$11,200			
	Other Observation, Extent: Light, Area Affected: 100%							
	Location: Throughout The Building							
	Explanation : Strobe Lights, Alarm	Bells, Man	ual Pull Stations, S	moke De	etectors And Horns			

Mechanical	Current Repair	Future R	Future Replacement		Maintenance			
System Component Type	% of Fail Date Estimat Total (Years)	ed Cost Year Es	stimated Cost	Cycle (Yrs)	Estimated Cost	Priority		
Heating								
Energy Source								
Natural Gas	100%	2048	* *	1				
Conversion Equipment								
Furnace	30%	2036	* *	1	\$2,600			
	Other Observation, Extent : Light, Area Affected : 30%							
	Location: Roof							
	Explanation: 2 Rooftop Pack	kage Units						
Hot Water Boiler	70%	2045	* *	1	\$6,100			
Distribution								
Hot Wtr Piping/Pump	70%	2027	\$19,000	4	\$600			
No Component	30%							
Terminal Devices								
Convector/Radiator	70%	2026	\$65,200	1	\$4,000			
No Component	30%							

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

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

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

Asset #: 13340

System Component Type Air Conditioning Energy Source Electricity Conversion Equipment Int Pkg Unit - Heating/Cooling Ext Pkg Unit - Heating/Cooling Ext Pkg Unit - Heating/Cooling Other Observation, Extent: Light, Area Affected: 20% Location: Basement Explanation: 1 Unit. R-410a Other Observation, Extent: Light, Area Affected: 70% Location: Roof Explanation: 2 Rooftop Units. R-410a No Component No Component No Component Pail Date Estimated Cost FY Year Estimated Cost (Yrs) Cycle (Yrs) Estimated Cost FY Other Osservation Settimated Cost FY Vear Estimated Cost FY Cycle (Yrs) Cycle (Yrs) Estimated Cost FY Other Osservation Estimated Cost FY Other Osservation Estimated Cost FY Vear Estimated Cost FY Cycle (Yrs) Estimated Cost FY Other Osservation Estimated Cost FY Other Osservation Estimated Cost FY Cycle (Yrs) Estimated Cost FY Other Osservation Estimated Cost FY Other Osservation Estimated Cost FY Other Osservation Estimated Cost FY Estimated Cost FY Other Osservation	\$200 \$800	Priority
Energy Source Electricity 100% 2036 ** 1 Conversion Equipment Int Pkg Unit - 20% 2032 ** 2 Heating/Cooling		
Conversion Equipment Int Pkg Unit - Heating/Cooling Other Observation, Extent: Light, Area Affected: 20% Location: Basement Explanation: 1 Unit. R-410a Ext Pkg Unit - Heating/Cooling Other Observation, Extent: Light, Area Affected: 70% Location: Roof Explanation: 2 Rooftop Units. R-410a No Component 10%		
Int Pkg Unit - 20% 2032 *** 2 Heating/Cooling Other Observation, Extent: Light, Area Affected: 20% Location: Basement Explanation: 1 Unit. R-410a Ext Pkg Unit - 70% 2036 *** 2 Heating/Cooling Other Observation, Extent: Light, Area Affected: 70% Location: Roof Explanation: 2 Rooftop Units. R-410a No Component 10%		
Location: Basement Explanation: 1 Unit. R-410a Ext Pkg Unit - Heating/Cooling Other Observation, Extent: Light, Area Affected: 70% Location: Roof Explanation: 2 Rooftop Units. R-410a No Component 10%	\$800	
Ext Pkg Unit - Heating/Cooling Other Observation, Extent: Light, Area Affected: 70% Location: Roof Explanation: 2 Rooftop Units. R-410a No Component 10%	\$800	
Ext Pkg Unit - 70% 2036 ** 2 Heating/Cooling Other Observation, Extent: Light, Area Affected: 70% Location: Roof Explanation: 2 Rooftop Units. R-410a No Component 10%	\$800	
Heating/Cooling Other Observation, Extent: Light, Area Affected: 70% Location: Roof Explanation: 2 Rooftop Units. R-410a No Component 10%	\$800	
Location : Roof Explanation : 2 Rooftop Units. R-410a No Component 10%		
No Component 10%		
TT IN INC.		
Ventilation		
Distribution 2006	** ***	
Ductwork/Diffusers 30% LIFE ** 2-5	\$2,900	
Ductwork/Diffusers 70% LIFE ** 2-5	\$6,900	
Exhaust Fans	#100	
Interior 25% 2036 ** 2 Roof 75% 2036 ** 2	\$100	
K001 /3/0 2030 Z	\$400	
Plumbing II/C Water Bining		
H/C Water Piping Brass/Copper 100% 2028 \$129,700 1		
Water Heater		
Gas Fired 100% 2026 \$10,600 2	\$300	
Sanitary Piping	Ψ500	
Cast Iron 100% Now \$12,700 LIFE ** 1		
Corroded, Extent : Severe, Area Affected : 20% Location : Basement Oil Tank Room		
Damaged, Extent: Moderate, Area Affected: 30%		
Location: Missing Trap And Piping - 4th Floor Custodian Apartment		
Storm Drain Piping		
Cast Iron 100% Now \$3,600 LIFE ** 1 Corroded, Extent: Severe, Area Affected: 20% Location: Basement Oil Tank Room		
Location : Basement Oil Tank Room Leak Evident, Extent : Severe, Area Affected : 3% Location : Roof		
Fixtures		
Generic 100%		
Fire Suppression Sprinkler		
No Component 90%		
Generic 10% 2054 ** 1-2	\$500	

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

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

Print Date: 12-Sep-2019 NEW YORK PUBLIC LIBRARY - FY 2020

Asset Name : HUNT'S POINT BRANCH LIBRARY
Address : 877 SOUTHERN BLVD. @TIFFANY ST.

Borough : BRONX Agency's Number : H05

Area Sq Ft : 13,715 Project Type : NEW YORK PUBLIC LIBRARY

Date of Survey : 13-Apr-2016 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,2

Block : 2722 Lot : 63 BIN : 2005755

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture		\$65,900
Interior Architecture		\$73,900
Electrical	\$5,800	
Mechanical	\$77,000	\$72,800
Total	\$82,800	\$212,500
Importance Code A		\$65,900
Importance Code B	\$82,800	\$146,600
Total	\$82,800	\$212,500

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$3,300	\$10,600	\$2,000	
Interior Architecture	\$4,600	\$2,100	\$5,600	\$1,000
Electrical	\$17,000	\$3,200	\$1,300	\$1,000
Mechanical	\$1,100	\$1,300	\$5,900	\$1,300
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$30,000	\$21,100	\$18,700	\$7,300
Importance Code A	\$4,000	\$11,300	\$2,700	\$700
Importance Code B	\$24,300	\$9,800	\$16,100	\$6,600
Importance Code C	\$1,800			
Total	\$30,000	\$21,100	\$18,700	\$7,300



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

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

NEW YORK PUBLIC LIBRARY - 035 HUNT'S POINT BRANCH LIBRARY

Asset #: 13341

	Current I	Repair	Futur	e Replacement	M	aintenance	
% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priori
				* *	5		
				* *		\$30,800	
20%			2032	* *	5	\$21,100	
100%			2043	* *	5	\$4,000	
95%			LIFE	* *	5	\$3,800	
5%			LIFE	* *	5	\$300	
Recent Re	place Evide	ent, Extent : Light,	Area Aff	ected : 100%			
Location	i : Flashing	And Coping					
100%	Now	\$3,300	2026	\$65,900	5	\$12,600	
Water Per	etration, E	xtent : Severe, Are	a Affecte				
Location	: Second I	Floor Children Con	nmunity	Room Aand Stair			
55%			2026	\$152,500	3	\$16,900	
5%	Now	\$1,100	LIFE	* *	5	\$2,200	
Cracking/	Crumbling,	Extent : Moderate	, Area A	ffected : 10%			
Location	: Basemen	nt .					
40%			2027	\$73,900	3	\$4 100	
1070			2021	Ψ13,200		Ψ1,100	
95%			LIFE	* *	5	\$11.800	
		\$1.800		* *		· ·	
_		. ,		ected · 10%	3	ΨΟΟΟ	
20%			2032	* *	5	\$4 100	
				* *		· ·	
		\$700		* *			
-				ected · 5%	5	φθθθ	
		rloor Children Con					
	7% 73% 20% 100% 95% 8ecent Re Location 100% Water Per Location 40% 95% 5% Cracking/ Location 40% 95% 5% Water Per Location 20% 75% 5%	7% 73% 20% 100% 95% 5% Recent Replace Evide Location: Flashing 100% Now Water Penetration, E Location: Second H 55% 5% Now Cracking/Crumbling, Location: Basement 40% 95% 5% Now Water Penetration, E Location: Second H	Total (Years) 7% 73% 20% 100% 95% 5% Recent Replace Evident, Extent: Light, Location: Flashing And Coping 100% Now \$3,300 Water Penetration, Extent: Severe, Area Location: Second Floor Children Con 55% 5% Now \$1,100 Cracking/Crumbling, Extent: Moderate Location: Basement 40% 95% 5% Now \$1,800 Water Penetration, Extent: Moderate, A Location: Second Floor Children Con 20% 75% 5% Now \$700	7% LIFE 73% LIFE 20% 2032 100% 2043 95% LIFE 8cent Replace Evident, Extent: Light, Area Aff Location: Flashing And Coping 100% Now \$3,300 2026 Water Penetration, Extent: Severe, Area Affecte Location: Second Floor Children Community 55% 2026 5% Now \$1,100 LIFE Cracking/Crumbling, Extent: Moderate, Area Affecte Location: Basement 40% 2027 95% LIFE S% Now \$1,100 LIFE Cracking/Crumbling, Extent: Moderate, Area Affecte Location: Basement 40% 2027	% of Total Fail Date (Years) Estimated Cost FY 7% LIFE ** 73% LIFE ** 20% 2032 ** 100% 2043 ** 95% LIFE ** Recent Replace Evident, Extent : Light, Area Affected : 100% Location : Flashing And Coping 100% Now \$3,300 2026 \$65,900 Water Penetration, Extent : Severe, Area Affected : 2% Location : Second Floor Children Community Room Aand Stair 55% 2026 \$152,500 5% Now \$1,100 LIFE ** Cracking/Crumbling, Extent : Moderate, Area Affected : 10% Location : Basement 40% 2027 \$73,900 95% LIFE ** 5% Now \$1,800 LIFE ** Water Penetration, Extent : Moderate, Area Affected : 10% Location : Second Floor Children Community Room And Stair 20% 2032 ** 75% LIFE **	% of Total Total Cycle Year Estimated Cost Cycle FY Cycle Cycle FY Cycle Cycle FY Cycle Cycle FY Cycle Cycle Cycle FY Cycle Cycl	Total Fail Date Estimated Cost FY Estimated Cost Cycle (Yrs)

Electrical	Current Repair	Futur	e Replacement	M	aintenance		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Inder 600 Volts	•						
Service Equipment							
Fused Disc Sw	100%	2027	\$1,600	5	\$100		
	Other Observation, Extent: Moderate, Area Affected: 100%						
	Location: Electrical Room						
	Explanation : Main Service Switch Re	ated At 40	0 Amperes				
Switchgear / Switchboard							
Molded Case Bkrs	100%	2027	\$34,200	5	\$400		

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

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

NEW YORK PUBLIC LIBRARY - 035 HUNT'S POINT BRANCH LIBRARY

Asset #: 13341

Electrical		Current I	Repair	Future Replacement		Maintenance			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Under 600 Volts									
Raceway									
Conduit	70%			2027	\$23,200	1			
Conduit	30%			2037	* *	1			
Panelboards Molded Case Bkrs	40%			2026	\$6.200	5	\$100		
Molded Case Bkrs	40%			2026	\$6,300 * *	5 5	\$100 \$100		
Molded Case Bkrs	20%			2033	* *	5	\$100 \$100		
Wiring	2070			2043			\$100		
Braided Cloth	20%	2-4	\$5,900	2052	* *	1			
			ent : Moderate, Are		ed : 100%				
		: Through							
Thermoplastic	50%			2037	* *	1			
Thermoplastic	30%			2047	* *	1			
Motor Controllers									
Locally Mounted	100%			2032	* *	5	\$100		
Ground									
Grounding Devices									
Generic	100%		\$10,100	LIFE	* *	5	\$200		
			Extent : Severe, Are	ea Affecte	ed : 100%				
		: Water M							
T 1 - 1 - 21	Explana	tion : Corre	oded						
Lighting Interior Lighting									
Fluorescent	75%			2035	* *	10	\$9,400		
Tuorescent			res, Extent : Mode		a Affected : 100%	10	Ψ2,400		
			out The Building	,	3,5				
Fluorescent	20%			2035	* *	10	\$2,500		
Tuorescent			t Light, Extent : Mo		Area Affected : 100		Ψ2,500		
	-	: Reading	-	Ź	33				
Fluorescent	4%			2022	\$5,800	10	\$500		
Tuorescent		os And Fixi	ures, Extent : Mod		ea Affected : 100%		φοσσ		
	-	: Basemer			55				
Incandescent	1%			2022	\$1,500	2			
Egress Lighting	170				Ψ1,200				
Exit, Service	100%			2035	* *	1			
Exterior Lighting									
HID	20%			2027	\$11,000	10			
No Component	80%								
Alarm									
Security System									
No Component	60%								
Generic	40%		_	2035	* *	1	\$2,100		
			Extent : Moderate,		ected : 100%				
		_	Areas And Outside						
	Explana	tion : CCT	V Surveillance Can	nera Syst	tem				

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

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

NEW YORK PUBLIC LIBRARY - 035 HUNT'S POINT BRANCH LIBRARY

Asset #: 13341

Electrical	Current Repair	Future Replacement	Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority
Alarm				
Fire/Smoke Detection				
Generic, Digital	100%	2035 **	1-3 \$8,400	
	Other Observation, Extent: Moderate, .	Area Affected : 100%		
	Location : Throughout The Building			
	Explanation: Strobe Lights, Manual I	Pull Stations, Alarm Bells, S	Smoke Detectors And Horns	

Mechanical		Current Repair		Future Replacement		Maintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating							
Energy Source	40001		2015	* *			
Natural Gas	100%		2047	* *	1		
Conversion Equipment	1000/		2040	* *	1	ΦC 000	
Hot Water Boiler	100%		2040		1	\$6,800	
		ervation, Extent : Light, Area : Basement	Ајјестеа	. 100%			
		: ваѕетені ion : 1 Natural Gas Fired Ho	t Water	Roiler			
Distribution	Ехрійнаі	ion . 1 Naturat Gas Etrea 110	i maier I	DOLLEF			
Hot Wtr Piping/Pump	100%		2035	* *	4	\$700	
Terminal Devices	10070		2000			Ψ/00	
Convector/Radiator	100%		2025	\$72,800	1	\$4,400	
Air Conditioning	10070			\$,2,000		ψ1,100	
Energy Source							
Electricity	100%		2043	* *	1		
Conversion Equipment							
Exterior Pkg Unit -	70%		2022	\$77,000	2	\$600	
Cooling							
Exterior Pkg Unit -	30%		2032	* *	2	\$300	
Cooling							
Distribution 1/D:cc	7.50/		LIDE	* *	2	Ø12 402	
Ductwork/Diffusers	75%		LIFE	* *	2	\$13,400	
No Component	25%						
Ventilation Distribution							
Distribution Ductwork/Diffusers	100%		LIFE	* *	2-5	\$7,600	
Plumbing	10070		LILE		4-3	\$7,000	
H/C Water Piping							
Brass/Copper	100%		2037	* *	1		
Water Heater	10070						
Gas Fired	100%		2026	\$8,300	2	\$200	
		tallation, Extent : Light, Area		· ·			
		: Basement					
Sanitary Piping							
Cast Iron	100%		LIFE	* *	1		
Storm Drain Piping							
Cast Iron	100%		LIFE	* *	1		

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

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

NEW YORK PUBLIC LIBRARY - 035 HUNT'S POINT BRANCH LIBRARY

Asset #: 13341

Mechanical	Current Repair	Future Replace	ement	M	aintenance	
System Component Type	% of Fail Date Estimated Total (Years)	Cost Year Estimate FY	ed Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing						
Backflow Preventer						
No Component	90%					
Generic	10%	2032	* *	1	\$100	
	Other Observation, Extent : Light	, Area Affected : 100%				
	Location: Basement					
	Explanation: Boiler Only					
Fixtures						
Generic	100%					
Vertical Transport						
Elevators						
Hydraulic	100%	LIFE	* *			
	Other Observation, Extent : Light	, Area Affected : 100%				
	Location: 1-2					
	Explanation: 1 Unit					

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

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

Print Date: 12-Sep-2019 NEW YORK PUBLIC LIBRARY - FY 2020

Asset Name : INWOOD BRANCH LIBRARY
Address : 4790 BROADWAY @ACADEMY ST.

Borough : MANHATTAN Agency's Number : I01

Area Sq Ft : 17,334 Project Type : NEW YORK PUBLIC LIBRARY

Date of Survey : 01-Jun-2017 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,2

Block : 2233 Lot : 13 BIN : 1064894

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$264,100	\$192,400
Electrical	\$9,200	\$364,300
Mechanical		\$374,700
Total	\$273,200	\$931,400
Importance Code A	\$264,100	\$324,800
Importance Code B	\$9,200	\$606,600
Total	\$273,200	\$931,400

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$62,500		\$2,600	\$300
Interior Architecture	\$15,200	\$600	\$3,100	\$3,500
Electrical	\$1,400	\$1,500	\$2,300	\$1,200
Mechanical	\$22,300	\$2,900	\$3,300	\$3,300
Site Enclosure	\$17,500			
Site Pavements	\$8,100			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$130,900	\$8,900	\$15,200	\$12,200
Importance Code A	\$75,700	\$900	\$3,500	\$1,200
Importance Code B	\$37,700	\$8,100	\$8,700	\$11,100
Importance Code C	\$17,500		\$3,100	
Total	\$130,900	\$8,900	\$15,200	\$12,200



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

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

Asset #: 13342

Architecture	Current	Repair	Future I	Replacement	M	aintenance	
System Component Type	% of Fail Dat Total (Years)	e Estimated Cost	Year E FY	Stimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior Exterior Walls Masonry: Brick	64% 2-4 Cracking/Crumbling Location : Throug Graffiti, Extent : Mo Location : South A	hout oderate, Area Affect		**	5	\$17,500	
	Vegetation Growth, Location : East Fo		Area Affect	ed : 15%			
Masonry: Brick Cavity	20% 2-4 Graffiti, Extent: Mo Location: North		LIFE ed : 15%	* *	5	\$5,500	
Masonry: Limestone	3% 2-4 Jnt Mortar Miss/Ero Location : Throug	0	LIFE rea Affected	* * d : 10%	5	\$600	
Metal Panel Granite Panels	5% 3% 4+ Jnt Mortar Miss/Erc Location : Throug		2048 LIFE rea Affected	* * * * d : 10%	5-10	\$9,400 \$600	
Pre-Cast Concrete Slate Panels	3% 2% 2-4 Cracking/Crumbling	\$3,000 g, Extent : Moderate tive Panels - East A			5 5	\$2,700 \$400	
Windows	Boomion : Boom	The Lances Bushing	,, est i e				
Aluminum	Unit Inoperable, Ex	hout Original Build	ing On Firs ea Affected	t And Second Fl : 75%		\$1,700	
Aluminum	15%		2044	* *	5	\$600	
Metal Louvers	3%		2031	* *	10	\$800	
Parapets Masonry: Brick	70% Now Jnt Mortar Miss/Erc Location: Throug Misaligned/Bulging Location: Northw Vertical Cracks, Ext Location: Interior	hout , Extent : Moderate, est And Southeast C tent : Moderate, Are	Area Affec Corners	ted : 20%	5	\$3,100	
Masonry: Limestone	10% Now Jnt Mortar Miss/Erc Location: Unders Caulking Deterioral Location: Coping Vegetation Growth, Location: Coping	ide Of Coping ted, Extent : Moderd Extent : Moderate,	ate, Area Af	fected : 25%	5	\$600	
No Component	20%						

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

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

Asset #: 13342

Architecture	Curre	nt Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Da Total (Year	nte Estimated Cost s)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior Roof							
Built-Up (BUR)	80% 0-2	\$19,200	2028	\$192,400			
	Drains Clogged, E Location : Adjac	Extent : Severe, Area	Affected :	10%			
	-	ashings, Extent : Mod	derate, Ar	ea Affected : 30%			
	Location : Perim			33			
	-	Moderate, Area Affe					
	-	Sliver Between Origi		-			
		, Extent : Moderate, rbing For Roof Pene		cted: 15%			
Metal Panel	18%	roing For Rooj Fene	2041	* *	10	\$5,500	
Skylight, Metal/Glass	2% 4+	\$2,600	2041	* *	10	\$3,300	
Skylight, Wetal Glass		ng, Extent : Light, Ai		ed : 10%			
	-	or Side Of Curbing	30				
Interior							
Floors	100/		2027	# 00 100	2	# # * * * * * * * * * *	
Carpet	10%		2027	\$33,100	3	\$4,900	
Cast in Place Concrete	5%		LIFE	* *	5	\$2,700	
Ceramic Tile	5%		2037	* *	5	\$1,200	
Terrazzo	5%		LIFE	* *	5	\$1,000	
Vinyl Tile	45% 30%		2036	* *	3	\$5,500	
Vinyl Tile Interior Walls	30%		2033		3	\$3,700	
Cast in Place Concrete	5%		LIFE	* *			
Gypsum Board	15%		LIFE	* *	5	\$3,200	
Masonry: Brick	5%		LIFE	* *	5	Ψ3,200	
Operable Wall	5%		2048	* *	5	\$6,200	
Marble Panels	5%		LIFE	* *	3	ψ0,200	
Plaster	60%		LIFE	* *	5	\$6,400	
SGFT/Glazed Masonry	5%		LIFE	* *	3	\$0,400	
Ceilings	370		LIIL				
AcousTileConcealSpLn	50% 0-2	\$10,500	2041	* *	5	\$7,700	
1		ng, Extent : Light, Ai		ed : 15%		. ,	
	Location : Throu	ghout First And Sec	onf Floor	Reading Areas			
AcousTileSusp.Lay-In	10%		2041	* *	5	\$2,500	
Exposed Concrete	10%		LIFE	* *	5	\$400	
Gypsum Board	20%		LIFE	* *	5	\$6,100	
Plaster	10%		LIFE	* *	5	\$1,500	
Site Enclosure						· · · · · · · · · · · · · · · · · · ·	
Fence/Gates							
Chain Link	100% 0-2	\$17,500	2058	* *			
		, Extent : Moderate,	Area Affe	cted : 50%			
	Location : Throu	-					
		Extent : Moderate, Ar	ea Affecte	d : 50%			
	Location : Rear	Yard					
Retaining Walls	1000/		2072	* *			
Note: Cast in Place Concrete *Note: All component repairs \$ estimates a set of the set	100%	11 1	2063				

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

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

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

Asset #: 13342

Architecture		Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Pavements							
Parking/Driveway							
Cast in Place Concrete	100%		2041	* *			
Activity Yard							
Cast in Place Concrete	100%	Now \$8,100	2048	* *			
	Broken/Mi.	ssing Elements, Extent : Mo	derate, Ar	ea Affected : 35%			
	Location	: Pavers Throughout Rear	Lot				
	Tripping H	lazard, Extent : Moderate, A	area Affeci	ted : 25%			
	Location	: Rear Yard					

Electrical	Current Repair	Future Replacement	N	laintenance	
System Component Type	% of Fail Date Estimated (Total (Years)	Cost Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts					
Service Equipment					
Fused Disc Sw	100%	2038 **	5	\$100	
	Other Observation, Extent: Mode.	rate, Area Affected : 100%			
	Location : Electrical Room				
	Explanation : Main Service Disc	onnect Switch Rated At 2000 Am	peres		
Switchgear / Switchboard					
Molded Case Bkrs	100%	2038 **	5	\$500	
	Other Observation, Extent: Mode	rate, Area Affected : 100%			
	Location : Electrical Room				
	Explanation: 2- Vertical Section	as			
Raceway					
Conduit	100%	2038 **	1		
Panelboards					
Fused Disc Sw	5%	2036 **	5		
Molded Case Bkrs	95%	2036 **	5	\$400	
Wiring					
Thermoplastic	100%	2038 **	1		
Motor Controllers					
Locally Mounted	100%	2033 **	5	\$100	
Ground					
Grounding Devices					
Generic	100%	LIFE **	5	\$300	
Lighting					

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.

Asset #: 13342

Electrical		Current F	Repair	Futur	e Replacement	М	aintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Lighting									
Interior Lighting									
Fluorescent	45%			2028	\$82,600	10	\$7,200		
	_		res, Extent : Mode	rate, Are	a Affected : 100%				
		: Reading	Areas And Offices						
Fluorescent	40%			2028	\$73,400	10	\$6,400		
	T-5 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%								
	Location .	: Reading	Areas						
Fluorescent	10%			2028	\$18,400	10	\$1,600		
	Compact F	luorescent	Light, Extent : Mo	oderate, 1	Area Affected : 100	0%			
	Location .	: Basemen	t And Hallways						
Fluorescent	5%			2023	\$9,200	10	\$800		
		s And Fixt	ures, Extent : Mod		ea Affected : 100%		4000		
	Location .				33				
Egress Lighting									
Emergency, Battery	50%			2028	\$12,400	10	\$2,100		
Exit, LED	50%			2043	* *	1			
Exterior Lighting									
HID	20%			2028	\$13,900	10			
No Component	80%								
Alarm									
Security System									
No Component	70%								
Generic	30%			2028	\$16,600	1	\$1,900		
			xtent : Moderate, 2	Area Affe	ected : 100%				
	Location .	_							
	Explanati	on : CCTV	⁷ Surveillance Can	ieras					
Fire/Smoke Detection									
Generic, Digital	100%			2028	\$189,900	1-3	\$10,700		
			xtent : Moderate, 2	Area Affe	ected : 100%				
		U	out The Building						
	Explanati	on : Strob	e Lights, Alarm Be	lls, Manı	ual Pull Stations, S	moke De	tectors And Horns		

Mechanical	Current Repair	Future Replacement	Maintenance	
System Component Type	% of Fail Date Estimated Co Total (Years)	St Year Estimated Cost FY	Cycle Estimated Cos (Yrs)	st Priority
leating				
Energy Source				
Natural Gas	100%	2048 **	1	
	Other Observation, Extent: Light, A	rea Affected : 1%		
	Location: Basement			
	Explanation: The Condemn Oil To	nk Still Remains In The Basen	ment	
Conversion Equipment				
Hot Water Boiler	100% Now \$13,20	0 2026 \$132,400	1 \$7,700)
	Other Observation, Extent : Modera	te, Area Affected : 100%		
	Location: Basement	-		
	Explanation: One Unit. It Goes Do	own Every Other Week Accord	ding To Maintenance Staff	·

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

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

Asset #: 13342

Mechanical		Current Repair		Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date Estimate (Years)	ed Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating	•		•					
Distribution								
Hot Wtr Piping/Pump	100%			2036	* *	4	\$900	
Terminal Devices								
Air Handler	60%			2028	\$144,900	1	\$6,400	
Convector/Radiator	40%			2033	* *	1	\$2,200	
Air Conditioning								
Energy Source								
Electricity	100%			2036	* *	1		
Conversion Equipment Reciprocating Compr/Chiller	20%			2028	\$29,200	1	\$1,600	
1		igerant, Extent : Ligh 1 : 1 Unit, Basement	ıt, Area Aff	fected :	20%			
Exterior Pkg Unit - Cooling	70%			2028	\$97,400	2	\$700	
	-	igerant, Extent : Ligh a : 2 Units, Roof	it, Area Aff	fected :	70%			
No Component	10%							
Terminal Devices Air Handler/Dir Expansion	20%			2028	\$34,600	1		
No Component	80%							
Heat Rejection								
Air Cooled Condenser Unit	20%			2028	\$6,200	2	\$2,400	
No Component	80%							
Ventilation								
Distribution 1/Disc	1000/	N I (1)	7 000	LIPP	* *	2.5	#0.700	
Ductwork/Diffusers		Extent : Moderate, A	. ,	LIFE ted : 20		2-5	\$9,700	
Exhaust Fans								
Interior	30%			2028	\$18,300	2	\$200	
Roof	70%			2028	\$20,000	2	\$400	
Plumbing H/C Water Piping								
Brass/Copper	60%			2038	* *	1		
Galvanized Steel	40%			2026	\$30,100	1		
Water Heater								
Gas Fired	100%			2026	\$10,500	2	\$300	
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping Cast Iron	100%			LIFE	* *	1		
Fixtures Generic	100%							
Mandia at Turner and								

Vertical Transport

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

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

NEW YORK PUBLIC LIBRARY - 035 INWOOD BRANCH LIBRARY

Asset #: 13342

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

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

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

Print Date: 12-Sep-2019 NEW YORK PUBLIC LIBRARY - FY 2020

Asset Name : JEFFERSON MARKET BRANCH LIBRARY

Address : 425 AVENUE OF THE AMERICAS AT WEST 10TH ST.

Borough : MANHATTAN Agency's Number : J01

Area Sq Ft : 20,735 Project Type : NEW YORK PUBLIC LIBRARY

Date of Survey : 24-May-2017 Landmark Status : EXTERIOR, HISTORICAL DISTRICT

Areas Surveyed : Basement, Roof, Floors 1,2,3

Block : 606 Lot : 1 BIN : 1082668

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$123,500	\$39,700
Interior Architecture	\$137,600	\$121,400
Electrical	\$74,100	\$312,000
Mechanical	\$28,200	\$875,700
Total	\$363,500	\$1,348,800
Importance Code A	\$123,500	\$39,700
Importance Code B	\$240,000	\$1,309,100
Total	\$363,500	\$1,348,800

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$600		\$12,100	
Interior Architecture	\$73,800	\$1,600		\$2,900
Electrical	\$25,800	\$800	\$8,500	\$700
Mechanical	\$21,100	\$8,000	\$13,900	\$7,800
Site Pavements	\$57,900			
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Total	\$187,100	\$18,300	\$42,500	\$19,300
Importance Code A	\$2,700	\$2,100	\$14,200	\$2,100
Importance Code B	\$138,400	\$16,300	\$28,300	\$17,300
Importance Code C	\$46,100			
Total	\$187,100	\$18,300	\$42,500	\$19,300



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

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

Asset #: 13343

rchitecture	Current	Repair	Futur	e Replacement	M	aintenance	
vstem Component Type	% of Fail Dat Total (Years)	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
terior							
Exterior Walls							
Cast Iron	5%		LIFE	* *			
Masonry: Brick	75%		LIFE	* *	5	\$39,700	
Masonry: Granite	5%		LIFE	* *	5	\$2,000	
Masonry: Sandstone	15%		LIFE	* *	5	\$6,000	
Windows							
Aluminum	10%		2050	**	5	\$800	
	Recent Replace Evi	-	Area Aff	ected : 100%			
	Location : Baseme	ent Windows					
Aluminum	15%		2036	* *	5	\$1,200	
		Extent: Moderate, 2		cted : 100%			
		Second And Third Fl					
	Explanation: The	se Components Are	Stained (Glass Windows			
Bronze/Brass	75% Now	\$123,500	2036	* *	5	\$19,200	
	Air Infiltration, Ext		a Affected	l : 100%			
	Location: Window	ws Throughout					
	Hardware Missing,		Area Affe	ected : 25%			
	Location: Window	ws Throughout					
		ing, Extent : Modera	ite, Area .	Affected : 100%			
<u>. </u>	Location: Window	ws Throughout					
Roof							
Copper/Terne	15%		2063	* *	10	\$12,100	
Slate	85%		LIFE	* *			
	Recent Repair Evid	_		cted : 100%			
	Location : Decora	itive Slate Roof Thro	oughout				
erior							
Floors							
Carpet	10% Now	\$45,600	2030	\$45,600	3	\$4,700	
		nt : Moderate, Area	00				
		d 2nd Floor Auditori	um Space	es			
Cast in Place Concrete	5%		LIFE	* *	5	\$3,400	
Ceramic Tile	5%		2031	* *	5	\$1,600	
Terrazzo	5%		LIFE	* *	5	\$1,200	
Vinyl Tile	40%		2028	\$121,400	3	\$4,700	
Vinyl Tile 9" X 9"	35% 0-2	\$13,800	2023	\$137,600	3	\$4,100	
	Punct/Tear/Impact	Damage, Extent : M	oderate, .	Area Affected : 15	%		
	Location: Baseme	ent Research Area					

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

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

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

Asset #: 13343

Architecture		Current I	Repair	Futu	re Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nterior								
Interior Walls								
Ceramic Tile	3%			2031	* *	5	\$1,700	
Glass: Single Pane	2%			LIFE	* *	5	\$800	
Gypsum Board	10%			LIFE	* *	5	\$3,300	
Masonry: Brick	15%			LIFE	* *			
Masonry: Fieldstone	2%			LIFE	* *			
Masonry: Limestone	10%			LIFE	* *			
Plaster		Now	\$12,800	LIFE	* *	5	\$8,300	
			Extent: Moderate		ffected : 10%			
	Location	: Second I	Floor Toilet And Fi	re Stair				
Wood	8%			LIFE	* *	5	\$17,800	
Ceilings								
Exposed Concrete	5%			LIFE	* *	5	\$300	
Masonry: Infill Arch	10%			LIFE	* *			
	Recent Re	pair Evider	nt, Extent : Light, A	lrea Affe	cted : 100%			
	Location	i : Basemen	nt Reading Area					
Plaster	55%			LIFE	* *	5	\$11,300	
Plaster	25%			LIFE	* *	5	\$5,100	
Wood	5%			LIFE	* *	5	\$14,400	
Site Enclosure								
Fence/Gates								
Chain Link	10%			2038	* *			
Iron Picket	90%			2063	* *			
Retaining Walls								
Cast in Place Concrete	40%			2048	* *			
Masonry: Fieldstone	60%			2038	* *			
Site Pavements								
Public Sidewalk								
Pavers/Stone		Now	\$25,500	2031	* *			
		-			rea Affected : 25%			
	Location	: Various	Locations Along 61	th Avenu	e And W. 10th Stre	et		
On-Site Walkways								
Cast in Place Concrete	87%	Now	\$1,300	2033	* *			
		-	ents, Extent : Mod		**			
	Location	ı : Walkway	Adjacent To Gard	len In Re	ear Of Building			
Masonry: Granite	13%	0-2	\$3,700	LIFE	* *			
•	Cracking/	Crumbling,	Extent : Moderate	, Area A	ffected : 25%			
	Location	: Entry La	nding At South En	d Frontii	ng 6th Avenue			
Parking/Driveway		•						
Cast in Place Concrete	100%	Now	\$27,500	2048	* *			
			Extent : Moderate,	Area Af	fected : 50%			
	_		Area Adjacent To					

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

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

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

Asset #: 13343

Electrical	Curr	ent Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Fail I Total (Yea	Date Estimated Cost ars)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts							
Service Equipment							
Fused Disc Sw	100%		2028	\$2,900	5	\$100	
		on, Extent : Moderate, .	Area Affe	ected : 100%			
	Location : Elec						
	Explanation : N	No Available Nameplate	e Rating	Capacity			
Switchgear / Switchboard	1000/		• • • •	44-400	_		
Molded Case Bkrs	100%	E 16 1	2028	\$37,200	5	\$500	
		on, Extent : Moderate, .	Area Affe	ected : 100%			
	Location : Elec						
	Explanation: 2	?- Vertical Sections					
Raceway	1000/		2020	¢26 100	1		
Conduit	100%		2028	\$36,100	1		
Panelboards	0.50/		2027	#24.500	-	Φ.5.0.0	
Molded Case Bkrs	95%		2027	\$24,500 * *	5	\$500	
Molded Case Bkrs	5%		2036		5		
Wiring	000/ 2.4	#25.500	2052	* *	1		
Braided Cloth	80% 2-4	\$25,500 Extent : Moderate, Are	2053		1		
		Extent . Moderate, Are oughout The Building	и Ајјесте	za . 100/o			
Thermoplastic	20%	Jugnoui The Bunuing	2038	* *	1		
Motor Controllers							
Locally Mounted	50%		2026	\$26,100	5	\$100	
Variable Frequency	50%		2045	* *		·	
Drive							
Ground							
Grounding Devices							
Generic	100%		LIFE	* *	5	\$300	
ighting							
Interior Lighting							
Fluorescent	20%		2028	\$47,800	10	\$3,800	
	•	scent Light, Extent : Mo		Area Affected : 100)%		
	Location: Base	ement And Upper Floor	S				
Fluorescent	80%		2028	\$191,000	10	\$15,200	
	T-12 Lamps And	Fixtures, Extent: Mod	erate, Ar	ea Affected : 100%	ó		
	Location : Thre	oughout The Building					
Egress Lighting							
Emergency, Battery	50%		2028	\$16,100	10	\$2,500	
Exit, Service	50%		2028	\$1,700	1		
Exterior Lighting							
Incandescent	10%		2023	\$7,600	2		
No Component	90%						

Alarm

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

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

Asset #: 13343

Electrical	Current Rep	oair	Future	Replacement	M	aintenance	
System Component Type	% of Fail Date E Total (Years)	stimated Cost	Year I FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Alarm							
Security System							
No Component	70%						
Generic	30%		2028	\$21,600	1	\$2,300	
	Other Observation, Exte	ent : Moderate, A	lrea Affec	ted : 100%			
	Location: Hallways						
	Explanation: Intrusion	n Alarm Only; M	lotion Sen	sors			
Fire/Smoke Detection							
No Component	70%						
Generic, Analog	30% 2-4	\$74,100	2038	* *	1-3	\$3,500	
_	Other Observation, Exte	ent : Moderate, A	lrea Affec	ted : 100%			
	Location: Hallways						
	Explanation: Obsolete	e Fire Alarm Sys	tem; Alar	m Bells And Man	ual Pull	Stations Only	

Mechanical	Current	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Fail Date Total (Years)	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating							
Energy Source							
Natural Gas	100%		2054	* *	1		
Conversion Equipment							
Steam Boiler	100%		2045	* *	1	\$20,500	
	Other Observation,	Extent : Light, Area A	lffected	: 100%			
	Location: Baseme	ent Boiler Room					
	Explanation: 1 Un	nit. (2 Heat Exchange	rs)				
Distribution							
Hot Wtr Piping/Pump	60%		2036	* *	4	\$600	
Steam Piping/Pump	40%		2038	* *			
Terminal Devices							
Air Handler	5%		2023	\$15,700	1	\$600	
Air Handler	15%		2033	* *	1	\$1,900	
Fan Coil Unit/Heat	80%		2028	\$267,600	1	\$5,400	
Air Conditioning							
Energy Source							
Electricity	100%		2036	* *	1		
Conversion Equipment							
Reciprocating	100%		2028	\$189,600	1	\$9,600	
Compr/Chiller							
	R-22 Refrigerant, E.	xtent : Light, Area Aff	ected :	100%			
	Location: 2 Sets,	Basement A/C Room					
Distribution							
CW & CHW Wtr	100%		2038	* *	4	\$1,500	
Pipe/Pump							
Terminal Devices							
Air Handler/Cool/Ht	5%		2023	\$12,500	1	\$600	
Air Handler/Cool/Ht	15%		2033	* *	1	\$1,900	
Fan Coil - 4 Pipe	80%		2028	\$418,400	1	\$5,400	

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

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

Asset #: 13343

Mechanical	Current Rep	air Future	Replacement	M	aintenance	
System Component Type	% of Fail Date Es Total (Years)	stimated Cost Year I FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning Heat Rejection Air Cooled Condenser Unit	100%	2036	* *	2	\$14,400	
Ventilation Distribution	1000/				***	
Ductwork/Diffusers	100%	LIFE	* *	2-5	\$11,600	
Exhaust Fans	1.50/	2022	* *	2	#100	
Interior	15%	2033		2	\$100	
Interior	5%	2023	\$4,000	2		
Roof	5% Now	\$100 2028	\$1,900	2		
	Location : Roof	Severe, Area Affected : 5%	9			
No Component	75%					
Plumbing	7370					
H/C Water Piping						
Brass/Copper	100%	2038	* *	1		
Water Heater	10070					
Electric	100%	2027	\$19,700	4	\$100	
		ent : Light, Area Affected :		·	•	
	Explanation: 1 Unit. 1	! Reserved Gas Fire Unit I	Not Connected To) Flue Pi	pe	
Sanitary Piping						
Cast Iron	Location : Basement	\$16,400 LIFE ent : Severe, Area Affected et : Moderate, Area Affecte Especially In Kitchen		1		
Sump Pump(s)			-			
Non-Submersible	100%	2023	\$3,400	4	\$400	
Fixtures						
Generic	100%					
Vertical Transport						
Elevators	1000/		* *			
Geared Traction	100% Other Observation, Exte Location: Basement To Explanation: 2 Units	LIFE ent : Light, Area Affected : To 3rd Floor				
Fire Suppression	Explanation : 2 Ontis					
Sprinkler						
No Component	95%					
Generic	5%	2038	* *	1-2	\$300	

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

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

Print Date: 12-Sep-2019 NEW YORK PUBLIC LIBRARY - FY 2020

Asset Name : JEROME PARK BRANCH LIBRARY

Address : 118 EAMES PLACE NEAR W. KINGSBRIDGE ROAD

Borough : BRONX Agency's Number : J02

Area Sq Ft : 7,404 Project Type : NEW YORK PUBLIC LIBRARY

Date of Survey : 21-Apr-2016 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1

Block : 3248 Lot : 70 BIN : 2015263

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$47,600	
Mechanical		\$102,200
Total	\$47,600	\$102,200
Importance Code A	\$47,600	
Importance Code B		\$102,200
Total	\$47,600	\$102,200

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$4,500	\$800		_
Interior Architecture	\$700		\$700	
Electrical	\$700	\$7,600	\$900	\$700
Mechanical	\$2,600	\$1,600	\$5,800	\$1,600
Total	\$8,400	\$9,900	\$7,500	\$2,300
Importance Code A	\$4,800	\$1,200	\$400	\$400
Importance Code B	\$3,600	\$8,700	\$7,100	\$1,900
Importance Code C				
Total	\$8,400	\$9,900	\$7,500	\$2,300



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

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

Asset #: 13344

Architecture		Current	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls	0.50/					_	01 = 000	
Masonry: Brick	95%			LIFE	* *	5	\$17,800	
Masonry: Fieldstone	5%			LIFE	* *	5	\$700	
Windows Aluminum	050/			2052	* *	-	¢1 (00	
Aluminum	95% Recent Rep Location		ent, Extent : Light,	2052 Area Aff		5	\$1,600	
Glass Block	5%			LIFE	* *	5	\$100	
Parapets	370			LII L			φ100	
Masonry: Brick	80%			LIFE	* *	5	\$800	
Pre-Cast Concrete	20%	0-2	\$4,500	LIFE	* *	5	\$1,200	
	Broken/Mi Location	issing Elen : Precast	nents, Extent : Seve Coping Is Metal Cl	re, Area 'ad At Fr	ont Wall And Crac	eked	, ,	
	_		ed, Extent : Severe, g Joints Have Faile					
Roof	2001	3.7	4	2022	at •			
Single Ply Membrane		Now	\$47,600	2032	* *			1
	_		oderate, Area Affec	ted : 20%	6			
		: Through		1.00	1 200/			
			Extent : Severe, Are	а Ајјесте	a : 20%			
		: Through	oui				001.100	
Sloped Glazing	Location	: Supporti	Extent : Light, Area ing Steel At Entrand ting Required			5	\$21,100	
Interior	Блрини	ion . I uini	ing Required					
Floors								
Cast in Place Concrete	5%			LIFE	* *	5	\$900	
Ceramic Tile	20%			2040	* *	5	\$1,600	
Vinyl Tile	75%			2035	* *	3	\$2,200	
Interior Walls								
Glass: Single Pane	25%			LIFE	* *	5	\$3,800	
Gypsum Board	50%			LIFE	* *	5	\$6,100	
	Water Pen	etration, E	xtent : Moderate, A	Area Affe	ected : 2%			
	Location	: Water D	amage At Interior	Column I	Due To Roof Leak			
Masonry: Brick	25%			LIFE	* *			
			: Light, Area Affeo nce Corridor	cted : 5%	ó			
Ceilings								
AcousTileSusp.Lay-In	90%			2040	* *	5	\$7,100	
	_	iscoloring : Through	, Extent : Moderate out.	e, Area Ą	-			
Exposed Struc: Steel	2%			LIFE	* *			
Gypsum Board	8%	2-4	\$700	LIFE	* *	5	\$800	
			xtent : Moderate, A amage At Gwb Sof,					

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

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

Asset #: 13344

Architecture	Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Estin Total (Years)	nated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Enclosure						
Fence/Gates						
Chain Link	100%	2047	* *			
Site Pavements						
Public Sidewalk						
Cast in Place Concrete	100%	2040	* *			
Parking/Driveway						
Asphalt	100%	2036	* *			

Electrical	Current	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)		Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts							
Service Equipment							
Molded Case Bkrs	100%	_	037	* *	5	\$200	
		Extent : Light, Area Aff	fected	: 100%			
	Location : Electric			G . I			
=	Explanation: One	400 Amperes Main Dis	sconn	ect Switch			
Raceway	1000/	2	0.47	* *			
Conduit	100%	2	047	* *	1		
Panelboards	1000/	2	0.42	* *	_	#200	
Molded Case Bkrs	100%	2	.043	* *	5	\$200	
Wiring	1000/	2	0.47	* *			
Thermoplastic	100%	2	047	T T	1		
Motor Controllers	1000/	2	0.40	* *	_	#100	
Locally Mounted	100%	2	040	T T	5	\$100	
Ground							
Grounding Devices	1000/	т	IDD	* *	_	\$100	
Generic	100%	L	IFE		5	\$100	
Lighting							
Interior Lighting Fluorescent	100%	2	032	* *	10	\$6,800	
Fluorescent	100/0	2 ures, Extent : Light, Arc			10	\$0,800	
	Location : Through	0	еи Ајј	естей . 100/0			
Egress Lighting	Locuiton : Through	10111					
Emergency, Service	30%	າ	035	* *	1		
Exit, Service	70%		035	* *	1		
Alarm	/070		.033		1		
Security System							
Generic	100%	າ	032	* *	1	\$2,800	
Fire/Smoke Detection	10070		032		1	\$2,000	
Generic, Digital	100%	2	032	* *	1-3	\$4,600	
Generic, Digital	10070		034		1-3	\$ 4 ,000	

Mechanical		Current Repair	Futui	re Replacement	M	aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

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

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

Asset #: 13344

Mechanical	Cui	rent Repair	Futur	e Replacement	М	aintenance	
System Component Type		Date Estimated Cost ears)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating							
Energy Source							
Natural Gas	100%		2047	* *	1		
Conversion Equipment							
Hot Water Boiler	100%		2032	* *	1	\$3,700	
Distribution (P)	1000/		2025	* *	4	# 400	
Hot Wtr Piping/Pump	100%		2035	~ ~	4	\$400	
Terminal Devices	50%		2032	* *	1	¢2 200	
Air Handler Convector/Radiator	50% 50%		2032	* *	1 1	\$2,300 \$1,200	
Air Conditioning	30%		2032		1	\$1,200	
Energy Source							
Electricity	100%		2043	* *	1		
Conversion Equipment	10070		2043				
Reciprocating	100%		2027	\$62,300	1	\$3,400	
Compr/Chiller	10070			ФО 2 ,200	-	ψ2,	
Distribution							
Ductwork/Diffusers	100%		LIFE	* *	2	\$9,600	
Terminal Devices						·	
Air Handler/Cool/Ht	100%		2032	* *	1	\$4,600	
	Recent Repair I	Evident, Extent : Light, A	rea Affe	cted : 20%			
	Location : Ma	iin Floor					
Heat Rejection							
Dry Cooler	100%		2027	\$39,900	2	\$5,200	
Ventilation							
Distribution	1000/		LIDE	* *	2.5	04.100	
Ductwork/Diffusers	100%		LIFE	* *	2-5	\$4,100	
Exhaust Fans	1000/		2022	* *	2	\$200	
Interior	100%		2032		2	\$200	
Plumbing H/C Water Piping							
Galvanized Steel	100%		2032	* *	1		
Water Heater	10070		2032		1		
Gas Fired	100%		2025	\$4,500	2	\$100	
3.00 1.11.00		tion, Extent : Light, Area			_	\$100	
	Location : Mo		55				
	Explanation:	1 - 40 Gallon Water Hed	ater				
Sanitary Piping							
Cast Iron	100%		LIFE	* *	1		
Storm Drain Piping							
Cast Iron	100%		LIFE	* *	1		
Sump Pump(s)							
Non-Submersible	100%		2027	\$1,100	4	\$200	
Fixtures							
Generic	100%						

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

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

Print Date: 12-Sep-2019 **NEW YORK PUBLIC LIBRARY - FY 2020**

Asset Name : KINGSBRIDGE BRANCH LIBRARY

Address : 291 WEST 231 STREET @ CORLEAR AVE

Borough : BRONX Agency's Number : N/A
Program / Asset # : NPL0018.000 / 14728 Yr Built/Renovated : 2011 /

Area Sq Ft : 12,500 Project Type : NEW YORK PUBLIC LIBRARY

Date of Survey : 01-Jun-2017 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1

Block : 5713 Lot : 123 BIN : 2119474

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$52,800	\$52,800
Total	\$52,800	\$52,800
Importance Code A	\$52,800	\$52,800
Total	\$52,800	\$52,800

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$6,500			\$1,300
Interior Architecture	\$1,500		\$500	\$400
Electrical	\$1,300	\$1,100	\$14,300	\$1,500
Mechanical	\$1,300	\$700	\$1,900	\$700
Site Enclosure	\$1,100			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$15,700	\$5,800	\$20,700	\$7,800
Importance Code A	\$7,200	\$600	\$600	\$1,900
Importance Code B	\$6,900	\$5,100	\$20,100	\$5,900
Importance Code C	\$1,600			
Total	\$15,700	\$5,800	\$20,700	\$7,800



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

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

Asset #: 14728

Architecture	Current Repair		Future Replacement		Maintenance			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls	200/			LIDE	* *	-	Ф 72 000	
Cast in Place Concrete	20%			LIFE	**	5	\$52,800	
Masonry: Brick	25%			LIFE	* *	5	\$13,200	
Metal/Glass Curt Wall	32% 20%			LIFE 2054	* *	5 10	\$31,700	
Metal Panel Window Wall	3%	0-2	\$1,600	2054	* *	5-10 5	\$72,600 \$3,000	
window wan			\$1,000 g, Extent : Modera			3	\$3,000	
		: Entry Ve	0	ie, Areu	Affecteu : 15/0			
Parapets								
Masonry: Brick	30%			LIFE	* *	5	\$1,000	
Metal Panel	20%			2054	* *	5	\$2,600	
Metal Rail	50%			2045	* *	5-10	\$30,600	
Roof								
IRMA/Protected Membrane	20%			2036	* *	10	\$2,600	
			xtent : Light, Area					
	Location	: First Flo	oor Near Emergenc	y Exit Ai	East Side			
IRMA/Protected Membrane	65%			2036	* *	10	\$8,600	
Wiemerane	Other Obs	ervation, E	Extent : Moderate, 2	Area Affe	ected : 100%			
	Location	: Through	out					
	Explanat	ion : Gree	n Roof Is Covered	With Pla	nting			
Sloped Glazing	15%	0-2	\$4,900	LIFE	* *	5	\$26,500	
	Location	: Window		Affected	! : 5%			
Indention	Explanat	ion : Non-	Operational					
Interior Floors								
Carpet	5%			2029	\$14,300	3	\$1,600	
Cast in Place Concrete	35%			LIFE	**	5	\$16,200	
		Crumbling,	Extent : Light, Are		ed : 10%		4-0,-00	
	Location	: First Flo	oor At Column Junc	ctions				
	Other Obs	ervation, E	Extent : Moderate, 2	Area Affe	ected : 100%			
	Location	: Through	out					
	Explanat	ion : Polis	hed Concrete					
Cast in Place Concrete	40%			LIFE	* *	5	\$18,500	
Ceramic Tile	5%			2041	* *	5	\$1,100	
Vinyl Tile	15%			2036	* *	3	\$1,600	
Interior Walls								
Cast in Place Concrete	50%			LIFE	* *			
Ceramic Tile	5%			2041	* *	5	\$1,100	
Concrete Masonry Unit	10%			LIFE	* *	5	\$900	
Glass: Single Pane	5%			LIFE	* *	5	\$900	
Gypsum Board	15%			LIFE	* *	5	\$2,100	
Metal Panel	10%			LIFE	* *	-	4.600	
Wood	5%			LIFE	<u> </u>	5	\$4,600	

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

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

Asset #: 14728

Architecture		Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior							
Ceilings							
Exposed Concrete	5%		LIFE	* *	5	\$200	
Gypsum Board	10%		LIFE	* *	5	\$2,600	
Metal Panel	75%		LIFE	* *	5	\$19,900	
Wood	10%		LIFE	* *	5	\$18,500	
	Location	ervation, Extent : Moderate, : Community Room, Childre tion : Suspended Wood Slat C	ns Story I				
Site Enclosure							
Fence/Gates							
Iron Picket	100%	4+ \$1,100	2063	* *			
		ssing Elements, Extent : Mod : Security Gate Does Not Op		**			
		Rusting, Extent : Light, Area : Fence Anchor Points At Sh		: 15%			
Retaining Walls							
Cast in Place Concrete	50%		2072	* *			
Masonry: Fieldstone	50%		2048	* *			
Site Pavements							
Public Sidewalk							
Cast in Place Concrete	100%		2045	* *			
On-Site Walkways							
Cast in Place Concrete	100%		2045	* *			

ectrical	Current Repair	Future Repla	cement	M			
stem Component Type	% of Fail Date Estimated Total (Years)	Cost Year Estima FY	ted Cost	Cycle (Yrs)	Estimated Cost	Priority	
der 600 Volts							
Service Equipment							
Fused Disc Sw	100%	2048	* *	5	\$100		
	Other Observation, Extent: Mode	erate, Area Affected : 10	00%				
	Location : Electrical Room						
	Explanation : Main Service Swi	tch Rated At 800 Amper	es				
Switchgear / Switchboard							
Fused Disc Sw	100%	2048	* *	5	\$100		
	Other Observation, Extent : Light, Area Affected : 100%						
	Location : Electrical Room						
	Explanation : 2- Vertical Sectio	ns					
Raceway							
Conduit	100%	2048	* *	1			
Panelboards							
Fused Disc Sw	10%	2044	* *	5			
Molded Case Bkrs	90%	2044	* *	5	\$300		
Wiring							
Thermoplastic	100%	2048	* *	1			

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

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

Asset #: 14728

Electrical	Current Repair	Future Replace	ement	Maintenance				
System Component Type	% of Fail Date Estimated (Total (Years)	Cost Year Estimat FY	ed Cost	Cycle (Yrs)	Estimated Cost	Priority		
Under 600 Volts								
Motor Controllers								
Locally Mounted	100%	2041	* *	5	\$100			
Ground								
Grounding Devices			4. 4.	_				
Generic	100%	LIFE	* *	5	\$200			
Lighting								
Interior Lighting	5 00/	2022	* *	1.0	#0.000			
Fluorescent	70%	2033		10	\$8,000			
	T-8 Lamps And Fixtures, Extent: I Location: Throughout The Build		10%					
_,			4. 4.					
Fluorescent	30%	2033	* *	10	\$3,400			
	Other Observation, Extent: Light, Area Affected: 100%							
	Location: Throughout The Build	-						
T	Explanation: Compact Fluoresco	ent Light Fixtures						
Egress Lighting	500/	2022	* *	10	¢1.500			
Emergency, Battery	50%	2033	**	10	\$1,500			
Exit, Service	50%	2033		1				
Exterior Lighting Fluorescent	20%	2033	* *	10	\$200			
Fluorescent				10	\$200			
	Other Observation, Extent : Moderate, Area Affected : 100% Location : Main Entrance							
	Explanation : Compact Fluoresce	ent Light Firtures						
HID	30%	2033	* *	10				
No Component	50%	2033		10				
Alarm	3070							
Security System								
No Component	20%							
Generic Generic	80%	2033	* *	1	\$3,700			
Generic	Other Observation, Extent : Moder		2%	1	ψ3,700			
	Location: Inside And Outside The Building							
	Explanation: CCTV Surveillance Cameras							
Fire/Smoke Detection	Transfer of the state of the st							
Generic, Digital	100%	2033	* *	1-3	\$7,900			
,	Other Observation, Extent: Light,				4.,.00			
	Location: Throughout The Build							
	Explanation : Strobe Lights, Man	-	n Bells, S	Smoke De	tectors And Horns			

Mechanical	Current Repair	Future	Future Replacement		Maintenance		
System Component Type	% of Fail Date Estin Total (Years)	nated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Heating							
Energy Source							
Natural Gas	100%	2054	* *	1			

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

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

Asset #: 14728

Mechanical	Current Repair	Future Re	eplacement	M		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Est FY	timated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating						
Conversion Equipment						
Furnace	100%	2033	**	1	\$6,200	
	Other Observation, Extent: Light, Area	a Affected : 10	00%			
	Location : Roof Explanation : 2 Rooftop Package Uni	:40				
Air Conditioning	Explanation: 2 Rooftop Package Uni	us				
Energy Source						
Electricity	100%	2050	* *	1		
Conversion Equipment	10070	2030		-		
Ext Pkg Unit -	100%	2033	* *	2	\$800	
Heating/Cooling	10070	2000		_	4000	
2 2	Other Observation, Extent : Light, Area	a Affected : 10	00%			
	Location: Roof					
	Explanation: 2 Rooftop Package Uni	its. R-410a				
Ventilation						
Distribution						
Ductwork/Diffusers	100%	LIFE	* *	2-5	\$7,000	
Exhaust Fans						
Roof	100%	2033	* *	2	\$400	
Plumbing						
H/C Water Piping	1000/	2054	* *	1		
Brass/Copper	100%	2054		1		
Water Heater Electric	100%	2026	\$10,000	4	\$100	
Electric	Other Observation, Extent : Light, Area		\$10,900	4	\$100	
	Location: Mechanical Room	и Ајјестеи . То	70 / 0			
	Explanation: One Tank					
Sanitary Piping	Explanation . One Tuni					
Cast Iron	100%	LIFE	* *	1		
Storm Drain Piping	10070					
Cast Iron	100%	LIFE	* *	1		
Sump Pump(s)						
Non-Submersible	100%	2033	* *	4	\$400	
Sewage Ejector(s)						
Electric	100%	2033	* *	4	\$700	
Backflow Preventer						
Generic	100%	2036	* *	1	\$800	
Fixtures						
Generic	100%					
Vertical Transport						
Elevators	1000/					
Hydraulic	100%	LIFE	**			
	Other Observation, Extent: Light, Area	a Affected : 10	10%			
	Location: Lobby To 1st Floor					
	Explanation: One Unit					

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

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

Print Date: 12-Sep-2019 NEW YORK PUBLIC LIBRARY - FY 2020

Asset Name : KIPS BAY BRANCH LIBRARY
Address : 446 THIRD AVE. @ EAST 31ST ST.

Borough : MANHATTAN Agency's Number : K01

Area Sq Ft : 9,400 Project Type : NEW YORK PUBLIC LIBRARY

Date of Survey : 06-Nov-2018 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,2

Block : 886 Lot : 51 BIN : 1018325

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$230,800	\$89,200
Electrical	\$37,600	\$79,700
Mechanical	\$200,500	\$65,500
Total	\$468,900	\$234,400
Importance Code A	\$302,600	\$89,200
Importance Code B	\$166,300	\$145,100
Total	\$468,900	\$234,400

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$89,300		\$1,000	
Interior Architecture	\$34,800		\$2,700	\$400
Electrical	\$900	\$700	\$1,000	\$700
Mechanical	\$36,900	\$1,400	\$2,600	\$1,000
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$165,800	\$6,100	\$11,300	\$6,100
Importance Code A	\$89,300	\$500	\$1,400	\$500
Importance Code B	\$74,500	\$5,600	\$9,900	\$5,500
Importance Code C	\$2,000			\$100
Total	\$165,800	\$6,100	\$11,300	\$6,100



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

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

Asset #: 13345

rchitecture	Current Repair	Future Replacement	nt Maintenance					
ystem Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority			
terior								
Exterior Walls Cast in Place Concrete	2% 2-4 \$400 Cracking/Crumbling, Extent: Moderate Location: Along Base Of Building	LIFE ** e, Area Affected : 5%	5	\$1,700				
Cast Stone/Terra Cotta	3% Now \$7,800 Broken/Missing Elements, Extent: Moderation: Window Sills 2nd Floor Jnt Mortar Miss/Erod, Extent: Moderation: Window Sills Throughout		5	\$4,000				
Masonry: Brick	Location : Below Windows Throughou	85% Now \$23,400 LIFE ** 5 \$14,700 Int Mortar Miss/Erod, Extent: Severe, Area Affected: 15% Location: Below Windows Throughout Spalling, Extent: Moderate, Area Affected: 5%						
Window Wall	10% Now \$87,900 Air Infiltration, Extent: Moderate, Area Location: Main Entrance Dry Rot/Decay, Extent: Severe, Area A Location: Main Entrance Caulking Deteriorated, Extent: Moderate, Location: Main Entrance And Readin Water Penetration, Extent: Moderate, Location: Main Entrance And Readin Weather Strip Missing, Extent: Moderate Location: Main Entrance And Readin Other Observation, Extent: Severe, Are Location: Main Entrance Explanation: Being Repaired With D	ate, Area Affected: 90% ag Area, Area Affected: 75% ag Area, ate, Area Affected: 50% ag Area, ag Area, ag Area, ag Area, ag Area, ag Affected: 25%	5	\$3,200				
Windows Aluminum	35% Now \$19,300 Broken/Missing Elements, Extent: Light Location: Throughout 1st And 2nd File Caulking Deteriorated, Extent: Moderate Location: Throughout 1st And 2nd File Water Penetration, Extent: Moderate, Location: Throughout 1st And 2nd File Location: Thro	5	\$400					
Steel	65% Now \$26,800 Broken/Missing Elements, Extent: Seve Location: Throughout Thermally Inefficient, Extent: Moderat Location: All Windows Are Single Page 1	e, Area Affected : 100%	5	\$10,100	1			

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

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

Asset #: 13345

rchitecture		Current Repair		Futur	Future Replacement		Maintenance	
stem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
terior								
Parapets	-0.		44.000		de de	_	4.00	
Cast Stone/Terra Cotta	5%	2-4	\$1,200	LIFE	**	5	\$300	
		rumbung, : Through	Extent : Moderate out	, Area A	<i>пес</i> геа : 20%			
Copper/Terne	5%	2-4	\$1,200	2050	* *	5	\$100	
		Crumbling, : Through	Extent : Light, Ard out	ea Affect	ed : 10%			
	Loose/Miss	s Fastener.	s, Extent : Light, Ai	rea Affec	ted : 20%			
	Location	: At Adjoi	ning Building, Side	And Red	ar Of Roof			
Masonry: Brick	85%	2-4	\$9,000	LIFE	* *	5	\$700	
	C	Crumbling, : Through	Extent : Moderate out	, Area A	ffected : 20%			
Metal Rail	5%	2-4	\$200	2035	* *	5	\$300	
		Rusting, E : Upper R	xtent : Moderate, A oof	1rea Affe	ected : 50%			
Roof								
Metal Panel	5%			2043	* *	10	\$1,000	
Modified Bitumen	95%	Now	\$142,900	2040	* *			
			derate, Area Affecto	ed : 15%				
		: Through		a Affaat	J. 100/			
	Drains Clogged, Extent : Moderate, Area Affected : 10% Location : Throughout							
	Ponding, Extent : Moderate, Area Affected : 15% Location : Throughout							
		•	tent : Light, Area A oof Northeast Corr		: 5%			
Soffits		**	-					
Cast in Place Concrete	100%			LIFE	* *	5		

Interior

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

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

Asset #: 13345

Architecture	Current Repair F		Future	Future Replacement		Maintenance				
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority			
Interior										
Floors	500/		2020	Φ.C1 .1.0.0	2	# 6 000				
Carpet	50%	Φ.5.0.0	2029	\$61,100 * *	3	\$6,800				
Cast in Place Concrete	10% 0-2	\$500	LIFE		5	\$2,000				
	Cracking/Crumbling, Location: Through		еа Ајјесте	a : 10%						
Ceramic Tile	5% 4+	\$900	2039	* *	5	\$200				
	Worn/Eroded, Extent Location : Toilets To		cted : 15%	6						
Panel/Paver: Cer/Brk	10%		2046	* *	5	\$2,000				
Vinyl Tile	25% Now	\$20,400	2040	* *	3	\$800				
	Loose/Delam Surface		e, Area Ą	ffected : 5%						
	Location : Office An									
	Patching Evident, Ext	-	Affected :	15%						
	Location : Through									
	•	Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 5%								
	Location: Reading			1000/						
	Worn/Eroded, Extent Location : Through		Affected :	100%						
Interior Walls										
Cast in Place Concrete	10%		LIFE	**	10	\$800				
	Paint Peeling, Extent Location: Basemen			ó						
Ceramic Tile	5%		2039	* *	5	\$200				
Concrete Masonry Unit	80% Now	\$1,200	LIFE	* *	5	\$1,000				
	Vertical Cracks, Extended Location: Rear State		a Affected	d : 15%						
Masonry: Brick	5%		LIFE	* *	10					
Ceilings										
AcousTileSusp.Lay-In	10%		2043	* *	5	\$1,000				
Exposed Concrete	85%		LIFE	* *	5-10	\$10,200				
	Paint Peeling, Extent Location : Bulkhead			6						
Gypsum Board	5% Now	\$1,000	LIFE	* *	5	\$600				
• •	Cracking/Crumbling,	Extent : Moderate	, Area Af	fected : 10%						
	Location: Reading	Area 1st Floor, Cl	nildren Ar	ea 2nd Floor						
	Water Penetration, Ex	xtent : Moderate, 2	Area Affed	eted : 10%						
	Location: Reading.	Area 1st Floor, Cl	nildren Ar	ea 2nd Floor						
Site Enclosure										
Fence/Gates										
Iron Picket	100%		2050	* *						
Retaining Walls										
Cast in Place Concrete	100%		2065	* *						
Site Pavements										
Public Sidewalk	1000/		20.42	* *						
Cast in Place Concrete	100%		2043							

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

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

Asset #: 13345

Architecture	Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Estin Total (Years)	nated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Pavements On-Site Walkways						
Cast in Place Concrete	100%	2043	* *			

Electrical	Current Repair	Futur	Future Replacement Maintenance		aintenance		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Under 600 Volts							
Service Equipment							
Molded Case Bkrs	100%	2040	* *	5	\$200		
	Other Observation, Extent : Light, Are	a Affected	: 100%				
	Location: Electrical Room				~		
	Explanation: The Service Equipmen	t Includes	One 400 Amperes	Main Di	sconnect Switch.		
Switchgear / Switchboard	1000/	20.40	* *	-	Ф200		
Molded Case Bkrs	100%	2040	* *	5	\$200		
Raceway	95%	2040	* *	1			
Conduit	95% 5%	2040	* *	1			
Conduit Panelboards	3%	2036		1			
Fused Disc Sw	10%	2038	* *	5			
Molded Case Bkrs	90%	2038	* *	5 5	\$200		
Wiring	9070	2036		3	\$200		
Thermoplastic	95%	2040	* *	1			
Thermoplastic	5%	2056	* *	1			
Motor Controllers	370	2030		1			
Locally Mounted	100%	2035	* *	5	\$100		
Ground	10070	2033			φίου		
Grounding Devices							
Generic	100%	LIFE	* *	5	\$300		
Lighting					·		
Interior Lighting							
Fluorescent	50%	2030	\$49,800	10	\$4,300		
	Other Observation, Extent : Light, Are	a Affected	: 100%				
	Location: Throughout						
	Explanation: Fixtrures Are T-12 Lan	nps Type.	They Are Obsolete	But Ope	erational.		
Fluorescent	30%	2030	\$29,900	10	\$2,600		
	Other Observation, Extent : Light, Are	a Affected	: 100%				
Location: 1st, 2nd Floor							
	Explanation: The Compact Fluorescent Are In Satisfactory Condition.						
Incandescent	20%	2030	\$19,900	2			
Egress Lighting							
Emergency, Battery	50%	2030	\$6,700	10	\$1,100		
Exit, Service	50%	2030	\$700	1			

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

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

Asset #: 13345

Electrical	Current R	epair F	Future R	eplacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)		ear Es FY	stimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting							
Exterior Lighting							
HID	100% Now	\$37,600 20	040	* *			
	Other Observation, Ex	xtent : Light, Area Aff	ected : 1	00%			
	Location: Building	Exterior					
	Explanation: The E	xterior Fixtures Are λ	lot Opera	ational.			
Alarm							
Security System							
No Component	40%						
Generic	60%	20	035	* *	1	\$2,100	
Fire/Smoke Detection						·	
Generic, Analog	100%	20	035	* *	1-3	\$5,800	

Mechanical		Current F	Repair	Futur	e Replacement	М	aintenance	
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
eating								
Energy Source								
Natural Gas	100%			2050	* *	1		
Conversion Equipment								
Hot Water Boiler	100%	0-2	\$71,800	2050	* *	1	\$4,200	
	On Extend	ed Life, Ex	tent : Severe, Area	Affected	: 100%			
	Location	: One Uni	t, Basement					
Distribution								
Hot Wtr Piping/Pump	100%			2038	* *	4	\$700	
Terminal Devices							* * * * * * * * * * * * * * * * * * * *	
Air Handler	50%			2030	\$65,500	1	\$2,900	
Convector/Radiator	50%			2043	**	1	\$1,500	
ir Conditioning	2070			20.13			Ψ1,200	
Energy Source								
Electricity	100%			2046	* *	1		
Conversion Equipment	10070							
Int Pkg Unit -	65%	0-2	\$128,700	2035	* *	2	\$300	
Heating/Cooling	0570	0 2	Ψ120,700	2033		-	Ψ300	
Treating, Cooling	Damaged.	Extent : Se	vere, Area Affecte	d : 100%				
	_	: Basemen	**					
	R-22 Refri	gerant Ex	ent : Light, Area A	ffected ·	100%			
	v	: Basemen	_	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	100,0			
Entonion Dira Hait		. 3000011	-	2020	\$22,600	2	\$200	
Exterior Pkg Unit -	30%			2030	\$22,600	2	\$200	
Cooling	5 0/			2025	* *			
Split Unit	5%			2035				
Heat Rejection	(50/	0.2	#22 000	20.40	* *	2	#2 400	
Dry Cooler	65%	0-2	\$32,900	2040		2	\$3,400	
			vere, Area Affecte	a : 100%				
	Location	: Roof						
No Component	35%							

Ventilation

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

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

Asset #: 13345

Mechanical	Current Repair	Future Re	Future Replacement Mai		aintenance	
System Component Type	% of Fail Date Estimat Total (Years)	ted Cost Year Est	timated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation						
Distribution						
Ductwork/Diffusers	100%	LIFE	* *	2-5	\$8,300	
Exhaust Fans						
Interior	70%	2030	\$23,200	2	\$200	
Roof	30% Now	\$500 2030	\$4,600	2	\$100	
	Unit Inoperable, Extent : Mod					
	Location : Roof, Serves Bath	rooms - One Unit Is R	emoved			
lumbing						
H/C Water Piping						
Galvanized Steel	100%	2043	* *	1		
Water Heater						
Gas Fired	100%	2029	\$5,700	2	\$100	
	Other Observation, Extent : Li	ight, Area Affected : 10	00%			
	Location: Basement					
	Explanation : 40 Gallon Uni	t				
Sanitary Piping						
Cast Iron	100%	LIFE	* *	1		
Storm Drain Piping						
Cast Iron	100%	LIFE	* *	1		
Sump Pump(s)						
Non-Submersible	100%	2030	\$1,400	4	\$300	
Fixtures						
Generic	100%					
Vertical Transport						
Elevators						
Hydraulic	100%	LIFE	* *			
	Other Observation, Extent : Light, Area Affected : 100%					
	Location: 1st To 2nd Floor					
<u></u>	Explanation: 1 Unit					
ire Suppression						
Sprinkler						
No Component	85%					
Generic	15%	2050	* *	1-2	\$400	

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

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

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

Print Date: 12-Sep-2019 NEW YORK PUBLIC LIBRARY - FY 2020

Asset Name : LIBRARY FOR THE PERFORMING ARTS LINCOLN CENTER

Address : 40 LINCOLN CENTER PLAZA 111 AMSTERDAM AVE.

Borough : MANHATTAN Agency's Number : N/A

Area Sq Ft : 138,384 Project Type : NEW YORK PUBLIC LIBRARY

Date of Survey : 01-Apr-2016 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors LL,M,1,2,3

Block : 1134 Lot : 25 BIN : 1028832

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$4,053,100	\$548,300
Interior Architecture	\$590,500	\$425,000
Electrical	\$82,500	\$837,800
Total	\$4,726,100	\$1,811,100
Importance Code A	\$4,053,100	\$548,300
Importance Code B	\$603,000	\$1,262,800
Importance Code C	\$70,000	
Total	\$4.726.100	¢1 911 100

Total \$4,726,100 \$1,811,100

Total	\$267,600	\$93,100	\$65,400	\$78,500
Importance Code C				
Importance Code B	\$262,100	\$88,000	\$60,000	\$75,000
Importance Code A	\$5,500	\$5,100	\$5,500	\$3,400
Total	\$267,600	\$93,100	\$65,400	\$78,500
Elevators/Escalators	\$19,700	\$19,700	\$19,700	\$19,700
Mechanical	\$23,200	\$38,500	\$41,900	\$20,400
Electrical	\$6,200	\$18,700	\$1,800	\$2,700
Interior Architecture	\$218,500	\$14,700		\$35,600
Exterior Architecture		\$1,400	\$2,000	
EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024



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

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

Asset #: 1926

Architecture		Current Re	epair	Future	Replacement	М	aintenance	
System Component Type	% of Total	Fail Date 1 (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Travertine	55%	0-2	\$787,400	LIFE	* *			
		Miss/Erod, Throughoi	Extent : Moderat ıt	e, Area A <u>j</u>	fected : 10%			
Pre-Cast Concrete	10%	Now	\$86,600	LIFE	* *	5	\$80,500	
			t : Moderate, Are ut Bulkhead	a Affected	: 10%			
Window Wall	35%			2047	* *	5	\$325,200	
Windows								
Aluminum	100%			2043	* *	5	\$3,900	
Parapets								
Masonry: Travertine	5%			LIFE	* *			
Metal Panel	5%			2047	* *	5	\$2,900	
Metal Rail	90%			2040	* *	5-10	\$240,700	
Roof								
Modified Bitumen	82%	0-2	\$56,900	2022	\$2,847,300			
			Aoderate, Area A	ffected : 2	0%			
	Location .	Throughou	ıt					
			rate, Area Affecto					
	Location .	Around Bı	ılkhead And Thro	ughout				
		•	Extent : Moderate	e, Area Afj	fected : 10%			
	Location .	Around Aı	ıditorium					
	Ponding, E	xtent : Mod	erate, Area Affec	ted : 20%				
	Location .	Throughou	ıt					
Plaza Roof: Stone Panel	ls 10%	Now	\$112,300	2047	* *			
	Water Pene	tration, Ext	ent : Moderate, A	lrea Affec	ted : 15%			
	Location .	1st Floor I	Plaza Deck (Off C	Cafeteria)	Leaking Into (3)	Mezzanin	e Locations	
Skylight, Metal/Glass	8%			2047	* *	10	\$64,500	

Interior

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

Asset #: 1926

rchitecture		Current I	Repair	Futur	e Replacement	M	aintenance	
stem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
erior								
Floors			*					
Carpet			\$159,300 : Light, Area Affeo out All Floors	2026 cted : 259	\$796,400	3	\$88,500	
Carpet	5%			2028	\$132,700	3	\$14,700	
1	Recent Ins	tallation, E : Auditori	Extent : Light, Area um				, ,,,,,,	
Cast in Place Concrete	5%			LIFE	* *	5	\$21,500	
Ceramic Tile	5%			2036	* *	5	\$9,800	
Terrazzo	25%	0-2	\$241,700	LIFE	* *	5	\$38,400	
	Location Horizontal	: Main Sta Cracks, E	Extent : Moderate uirs extent : Moderate, 2 r Corridor	·				
Vinyl Tile	17%			2027	\$300,600	3	\$16,700	
Vinyl Tile 9" X 9"		Now	\$18,300	2022	\$183,300	3	\$5,900	
	Broken/Mi	ssing Elem	ents, Extent : Ligh ne Level And Third	t, Area A	ffected : 15%	-	40,500	
Wood	5%			2055	* *	5	\$18,400	
Interior Walls								
Cast in Place Concrete	Water Pen		\$70,000 xtent : Severe, Are ear Incoming Elec					
Concrete Masonry Unit	10%			LIFE	* *	5	\$4,200	
Gypsum Board	15%			LIFE	* *	5	\$9,400	
Metal Panel	5%			LIFE	* *		4-,	
	Location	: Auditori	Extent : Light, Area um l And Metal Frame					
Travertine Panels	15%			LIFE	* *			
Plaster	45%			LIFE	* *	5	\$14,100	
Ceilings	1570			LII L			Ψ11,100	
AcousTileConcealSpLn	35%	Now	\$11,800	2032	* *	5	\$43,000	
	Water Pen	etration, E	xtent : Moderate, 2 am Vestibule/ Lobb	Area Affe	cted : 2%		4.0,000	
Acous Tilo Suga I av In	10%			2032	* *	5	\$19,700	
AcousTileSusp.Lay-In Exposed Concrete		Now	\$20,100	LIFE	* *	5 5	\$19,700	
Exposed Colletete	Water Pen		xtent : Moderate, 2			3	\$ 4 ,000	
Gypsum Board	5%		<u> </u>	LIFE	* *	5	\$12,300	
Plaster		Now	\$95,500	LIFE	* *	5	\$43,000	
1 145101	Water Pen	etration, E	xtent : Severe, Are Area Behind Proje	a Affecte	d : 5%	J	Ψτ.σ,υυυ	

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

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

Asset #: 1926

lectrical	Current Repair	Future Replacement	Maintenance	
ystem Component Type	% of Fail Date Estimated (Total (Years)	Cost Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority
nder 600 Volts				
Service Equipment				
Fused Disc Sw	75%	2027 \$16,500	5 \$400	
	Other Observation, Extent: Model	rate, Area Affected : 100%		
	Location: Basement			
	Explanation: Three 5000 Amper	e Main Diconnect Switches		
Fused Disc Sw	25%	2053 **	5 \$100	
	Other Observation, Extent: Model	rate, Area Affected : 100%		
	Location: Electrical Room			
	Explanation: One 4000 Ampere	Main Disconnect Switch		
Transformers				
Dry Type	70%	2040 **	5 \$400	
	Other Observation, Extent: Model	rate, Area Affected : 100%		
	Location: Basement			
	Explanation: Two 300 Kilovolt-a	ampere 480/277hv-208/120lv		
Dry Type	30%	2044 **	5 \$200	
J J1	Other Observation, Extent: Model		•	
	Location : Electrical Room			
	Explanation: One 750 Kilovolt-a	ampere 480/277hv-208/120lv		
Switchgear / Switchboard	*	*		
Fused Disc Sw	80%	2027 \$68,700	5 \$500	
Fused Disc Sw	10%	2053 **	5 \$100	
Molded Case Bkrs	10%	2053 **	5 \$400	
Raceway				
Conduit	20%	2053 **	1	
Conduit	80%	2027 \$70,300	1	
Panelboards				
Molded Case Bkrs	30%	2026 \$16,600	5 \$1,100	
Molded Case Bkrs	70%	2049 **	5 \$2,600	
Wiring			•	
Braided Cloth	5% Now \$4,3	300 2052 **	1	
	Insulation Aged, Extent : Moderate			
	Location : Throughout The Build	ling		
Thermoplastic	30%	2053 **	1	
Thermoplastic	65%	2027 \$56,100	1	
Motor Controllers			<u>*</u>	
Locally Mounted	40%	2032 **	5 \$400	
Variable Frequency	60%	2044 **	υ ψ 100	
Drive	0070	2011		
round				
Grounding Devices				
Generic	100%	LIFE **	5 \$2,000	
ohting	- * * · ·		· -,500	

Lighting

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

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

Asset #: 1926

Electrical	Current Repair	Future I	Replacement	M	aintenance	
System Component Type	% of Fail Date Estim Total (Years)	nated Cost Year E FY	Sstimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting						
Interior Lighting						
Fluorescent	55%	2032	* *	10	\$69,800	
	T-8 Lamps And Fixtures, Ex Location : Throughout The		Affected : 100%			
Fluorescent	20%	2035	* *	10	\$25,400	
	T-5 Lamps And Fixtures, Ex Location : Throughout The		Affected : 100%			
Fluorescent	5%	2027	\$73,300	10	\$6,300	
	T-12 Lamps And Fixtures, E Location : Basement	Extent : Moderate, Area	Affected: 100%	ó		
Fluorescent	10%	2032	* *	10	\$12,700	
	Compact Fluorescent Light, Location: Throughout The		ea Affected : 100	9%		
Incandescent	10%	2032	* *	2	\$300	
Egress Lighting						
Emergency, Battery	50%	2032	* *	10	\$16,700	
Exit, LED	50%	2055	* *	1		
Exterior Lighting						
HID	100%	2027	\$552,900	10	\$400	
Alarm						
Security System						
No Component	90%					
Generic	10%	2032	* *	1	\$5,200	
Fire/Smoke Detection						
No Component	90%					
Generic, Digital	10%	2032	* *	1-3	\$8,500	

Mechanical		Current Repair	Futu	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating							
Energy Source							
Utility Steam	100%		2047	* *	1		
Conversion Equipment							
Heat Exchanger, Plate &	50%		2036	* *	1	\$34,200	
Frame							
	Other Obs	ervation, Extent : Light, Area	Affected	! : 100%			
	Location	: Lincoln Center					
	Explanat	ion : Equipment Is Located C	utside T	he Library			
Pres. Reducing Valve/LP Steam	50%		2036	* *	5	\$4,100	
	Other Obse	ervation, Extent : Light, Area	Affected	! : 100%			
	Location	: Lincoln Center					
	Explanat	ion : Equipment Is Located C	utside T	he Library			

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

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

Asset #: 1926

Mechanical	Cur	rent Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Total (Ye	Date Estimated Cost ars)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating							
Distribution							
Hot Wtr Piping/Pump	30%		2043	* *	4	\$2,000	
Central Plant Steam Piping/Pmp	70%		2047	* *	4	\$4,800	
Air Conditioning							
Energy Source	1000/		2015	* *			
District Chilled Water	100%		2047	* *	1		
Distribution CW & CHW Wtr	100%		2047	* *	4	\$6,800	
Pipe/Pump	100%		2047		4	\$6,800	
Terminal Devices							
Air Handler/Cool/Ht	100%		2032	* *	1	\$85,600	
Ventilation							
Distribution							
Ductwork/Diffusers	100%		LIFE	* *	2-5	\$77,200	
Exhaust Fans	1000/		2022	* *	2	#4.200	
Interior	100%		2032	~ ~	2	\$4,200	
Plumbing H/C Water Piping							
Galvanized Steel	100%		2032	* *	1		
HW Heat Exchanger	10070		2032		1		
HTHW/HW	100%		2047	* *			
11111 **/11 **		on, Extent : Light, Area		. 100%			
	Location : Lin		11,5,00000	. 100/0			
	Explanation :	Equipment Is Located (Outside Th	ne Library			
Sanitary Piping	7	11					
Cast Iron	100%		LIFE	* *	1		
Storm Drain Piping							
Cast Iron	100%		LIFE	* *	1		
Sewage Ejector(s)							
Compressed Air	100%		2047	* *	4	\$1,400	
Backflow Preventer							
Generic	100%		2032	* *	1	\$8,500	
Fixtures							
Generic	100%						
Vertical Transport							
Elevators							
Hydraulic	100%		LIFE	* *			
		on, Extent : Light, Area	a Affected	: 100%			
		ement : 3rd Floor					
T: -	Explanation:	4 Units					
Fire Suppression							
Standpipe	1000/		2047	* *	1 5	\$ (0,000	
Generic	100%		2047	~ *	1-5	\$69,800	
Sprinkler No Component	400/						
No Component	40% 60%		2047	* *	1.2	¢22 200	
Generic	60%		2047		1-2	\$23,300	

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

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

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

Asset #: 1926

Mechanical	Current Repair	Future Replace	ement	M		
System Component Type	% of Fail Date Estimate Total (Years)	d Cost Year Estimat FY	ed Cost	Cycle (Yrs)	Estimated Cost	Priority
Fire Suppression						
Fire Pump						
Generic	100%	2036	* *	1	\$25,800	
	Other Observation, Extent : Lig	ht, Area Affected : 100%				
	Location: Lincoln Center					
	Explanation : Equipment Is Lo	ocated Outside The Library	,			

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

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

Print Date: 12-Sep-2019 **NEW YORK PUBLIC LIBRARY - FY 2020**

Asset Name : MARINERS HARBOR BRANCH LIBRARY

Address : 206 SOUTH AVENUE

Borough : STATEN ISLAND Agency's Number : N/A
Program / Asset # : NPL0M07.000 / 14744 Yr Built/Renovated : 2013 /

Area Sq Ft : 9,420 Project Type : NEW YORK PUBLIC LIBRARY

Date of Survey : 27-May-2014 Landmark Status : NONE

Areas Surveyed : Roof, Floors 1

Block : 1266 Lot : 64 BIN : 5109138

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture		\$125,200
Mechanical		\$92,300
Total		\$217,500
Importance Code A		\$125,200
Importance Code B		\$92,300
Total		\$217,500

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture				
Interior Architecture				
Electrical	\$600	\$600	\$800	\$600
Mechanical	\$2,400	\$1,500	\$3,100	\$1,500
Total	\$3,000	\$2,200	\$3,900	\$2,200
Importance Code A		\$600		\$600
Importance Code B	\$3,000	\$1,600	\$3,900	\$1,600
Importance Code C				
Total	\$3,000	\$2,200	\$3,900	\$2,200



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

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

NEW YORK PUBLIC LIBRARY - 035 MARINERS HARBOR BRANCH LIBRARY

Asset #: 14744

Architecture	Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior							
Exterior Walls							
Metal/Glass Curt Wall	35%		LIFE	* *	5	\$17,200	
	Other Observation, E.		-				
	Location : Through		Facade	S			
	Explanation : Sun C						
Metal Panel	65%		2055	* *	5-10	\$116,800	
	Other Observation, E.		ea Affe	cted : 100%			
	Location : Through						
	Explanation: Zinc S	Sheet Matal					
Roof	000/		2045	* *	10	0.40.200	
Metal Panel	80%		2045	* *	10	\$40,200	
Skylight, Metal/Glass	20%		2055		10	\$18,300	
	Other Observation, E. Location: Through		ей Ајје	ciea : 100%			
	Explanation: With		wc				
Interior	Explanation . With I	Light Control Louve	7.5				
Floors							
Cast in Place Concrete	15%		LIFE	* *	5	\$4,600	
	Other Observation, E.	xtent : Moderate, Ar	ea Affe	cted : 100%		Ψ.,σσσ	
	Location : Through						
	Explanation : Polish	hed Surface With En	ibedded	d Decorative Shel	ls		
Sheet Vinyl/Rubber	85%	-	2035	* *	5	\$18,000	
•	Other Observation, E.	xtent : Moderate, Ai	ea Affe	cted : 100%			
	Location : Through	out					
	Explanation: This I	s Actually Linoleum					
Interior Walls							
Glass: Special Gauge	50%		LIFE	* *	1		
Gypsum Board	50%		LIFE	* *	5	\$1,900	
Ceilings							
Glass: Susp Panels	15%		LIFE	* *			
Gypsum Board	85%		LIFE	* *	5	\$13,200	

lectrical	Current Repair	Future	Replacement	М	aintenance	
ystem Component Type	% of Fail Date Estima Total (Years)	ated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nder 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2055	* *	5		
	Other Observation, Extent : M	Moderate, Area Affe	cted : 100%			
	Location : Electrical Room					
	Explanation: 600 Amperes					
Switchgear / Switchboard						
Molded Case Bkrs	100%	2055	* *	5	\$200	
Raceway						
Conduit	100%	2055	* *	1		

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

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

NEW YORK PUBLIC LIBRARY - 035 MARINERS HARBOR BRANCH LIBRARY

Asset #: 14744

% of Fail Date	F 4: 4 10 4					
Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
100%		2050	* *	5	\$200	
100%		2055	* *	1		
100%						
55%		2035	* *	10	\$4,800	
*		ate, Are	a Affected : 100%			
10%		2035	* *	10	\$900	
		rea Affe	ected : 5%			
Explanation: Comp	pact Fluorescent					
35%		2035	* *			
100%		2065	**	1		
100%		2035	* *			
70%						
30%		2035	* *	1	\$1,100	
100%		2035	* *	1_3	\$5,800	
	100% 100% 55% T-5 Lamps And Fixture Location: Through 10% Other Observation, E Location: Through Explanation: Comp 35% 100% 100%	100% 55% T-5 Lamps And Fixtures, Extent: Moder Location: Throughout 10% Other Observation, Extent: Moderate, A Location: Throughout Explanation: Compact Fluorescent 35% 100% 70% 30%	100% 2055 100% 2035 T-5 Lamps And Fixtures, Extent : Moderate, Are Location : Throughout 10% 2035 Other Observation, Extent : Moderate, Area Affectoration : Throughout Explanation : Compact Fluorescent 35% 2035 100% 2065 100% 2035 70% 30% 30% 2035	100% 2055 ** 100% 2035 ** T-5 Lamps And Fixtures, Extent : Moderate, Area Affected : 100% Location : Throughout 2035 ** Other Observation, Extent : Moderate, Area Affected : 5% Location : Throughout Explanation : Compact Fluorescent 35% 2035 ** 100% 2065 ** 70% 30% 2035 **	100% 2055 ** 1	100% 2055 ** 1 100% 55% 2035 ** 10 \$4,800 T-5 Lamps And Fixtures, Extent : Moderate, Area Affected : 100% Location : Throughout 2035 ** 10 \$900 Other Observation, Extent : Moderate, Area Affected : 5% Location : Throughout Explanation : Compact Fluorescent 35% 2035 ** 100% 2065 ** 1 100% 2035 **

Mechanical	Current Repair	Future Replac	ement	M	aintenance	
System Component Type	% of Fail Date Estimated Total (Years)	l Cost Year Estimat FY	ed Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating						
Energy Source						
Electricity	100%	2055	* *	1		
Conversion Equipment						
Heat Pump Air Sourced	100%	2030		2	\$2,900	
	Recent Installation, Extent : Ligi	ht, Area Affected : 100%				
	Location: Outside Of Building	At Ground Level				
Terminal Devices						
Convector/Radiator	10%	2045	* *	1	\$300	
	Recent Installation, Extent : Ligi	ht, Area Affected : 100%				
	Location: Near Front Entranc	e				
Fan Coil Unit/Heat	90%	2035	* *	1	\$2,700	
	Recent Installation, Extent : Ligi	ht, Area Affected : 100%				
	Location : First Floor Ceiling					

Air Conditioning

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

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

NEW YORK PUBLIC LIBRARY - 035 MARINERS HARBOR BRANCH LIBRARY

Asset #: 14744

Mechanical	Current Repair	rrent Repair Future Replacemen		Maintenance Maintenance		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimate FY	ed Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning						
Energy Source	1000/		de de			
Electricity	100%	2050	* *	1		
	Recent Installation, Extent: Light, Are Location: Outside Of The Building A	**	vel			
Conversion Equipment				_		
Heat Pump Air Sourced	100%		92,300	2	\$600	
	Recent Installation, Extent: Light, Are Location: Outside Of The Building A		rel			
	Other Observation, Extent : Light, Are					
	Location: Outside Of The Building A		el .			
	Explanation: Refrigerant R-410a					
Terminal Devices	2					
Fan Coil - 4 Pipe	100%	2035	* *	1	\$3,000	
	Other Observation, Extent: Moderate	, Area Affected : 100	0%			
	Location : First Floor Ceiling					
	Explanation: New Installation					
Heat Rejection						
Air Cooled Condenser	100%	2035	* *	2	\$6,600	
Unit	D I H I. I I	1000/				
	Recent Installation, Extent: Light, Are Location: Outside Of Building, Grow	**				
Ventilation						
Distribution						
Ductwork/Diffusers	100%	LIFE	* *	2-5	\$5,300	
Exhaust Fans						
Interior	100%	2035	* *	2	\$300	
Plumbing						
H/C Water Piping	1000/	2055	* *			
Brass/Copper	100%	2055	* *	1		
Water Heater	1000/	2025	ΦΩ 3 ΩΩ	4	Ф100	
Electric	100%		\$8,200	4	\$100	
	Recent Installation, Extent: Light, Are Location: First Floor	ea Affectea : 100%				
C '4 D'	Location . First Floor					
Sanitary Piping Cast Iron	100%	LIFE	* *	1		
	100%	LIFE		1		
Storm Drain Piping Cast Iron	100%	LIFE	* *	1		
Backflow Preventer	10076	LIFE		1		
Generic	100%	2035	* *	1	\$600	
Fixtures	10070	2033		1	\$000	
Generic	100%					
Fire Suppression	10070					
Sprinkler						
Sprinkler Generic	100%	2055	* *	1-2	\$2,600	
Sprinkler Generic	100% Recent Installation, Extent : Light, Are	2055 ea Affected : 5%	* *	1-2	\$2,600	

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

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

Print Date: 12-Sep-2019 NEW YORK PUBLIC LIBRARY - FY 2020

Asset Name : MELROSE BRANCH LIBRARY
Address : 910 MORRIS AVE. @E. 162 STREET

Borough : BRONX Agency's Number : M01

Area Sq Ft : 9,927 Project Type : NEW YORK PUBLIC LIBRARY

Date of Survey : 21-Mar-2016 Landmark Status : NONE

Areas Surveyed : Basement, Sub Basement, Roof, Floors 1,2

Block : 2422 Lot : 1 BIN : 2001950

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$188,000	\$178,800
Interior Architecture		\$92,200
Mechanical	\$45,500	\$294,200
Total	\$233,500	\$565,200
Importance Code A	\$233,500	\$178,800
Importance Code B		\$386,400
Total	\$233.500	\$565,200

Total \$233,500 \$565,200

\$63,700 \$39,600 \$10,900	\$1,900 \$8,100	\$500 \$4,700	\$500 \$3,700
			·
\$63,700	\$1,900	\$500	\$500
\$114,200	\$10,000	\$5,200	\$4,200
\$10,000	\$800	\$4,900	\$800
\$21,000	\$4,000	\$200	\$200
\$19,500	\$3,700	\$100	\$3,100
\$63,700	\$1,400		
FY 2021	FY 2022	FY 2023	FY 2024
	\$63,700 \$19,500 \$21,000 \$10,000	\$63,700 \$1,400 \$19,500 \$3,700 \$21,000 \$4,000 \$10,000 \$800	\$63,700 \$1,400 \$19,500 \$3,700 \$100 \$21,000 \$4,000 \$200 \$10,000 \$800 \$4,900



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

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

NEW YORK PUBLIC LIBRARY - 035 MELROSE BRANCH LIBRARY

Asset #: 13346

Architecture	Current Repair	Futur	e Replacement	М	aintenance	
ystem Component Type	% of Fail Date Estimated Co Total (Years)	ost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
xterior		•				
Exterior Walls						
Masonry: Brick	97%	LIFE	* *	5	\$25,600	
Masonry: Limestone	3% Now \$4,60 Jnt Mortar Miss/Erod, Extent : Mod Location : Window Sills		* * Iffected : 25%	5	\$600	
Windows						
Aluminum	85% 2-4 \$152,30 Other Observation, Extent: Modera Location: Windows Explanation: Thermally Inefficien	te, Area Affe	* * cted : 15%	5	\$1,700	
Metal Louvers	5%	2036	* *	10	\$1,300	
Steel	10% 2-4 \$22,30		* *	5	\$2,500	
	Corrosion/Rusting, Extent: Light, A Location: Stairs Deteriorated Finish, Extent: Moder Location: Stairs Thermally Inefficient, Extent: Sever Location: Stairs	ate, Area Aff	ected : 50%			
Parapets						
Masonry: Brick	78% Now \$29,40 Jnt Mortar Miss/Erod, Extent: Mod Location: North Facade, South Fa Spalling, Extent: Moderate, Area A Location: South Facade, North Fa	erate, Area A acade ffected : 25%		5	\$2,400	
Masonry: Limestone	10%	LIFE	* *	5	\$400	
Metal: Cage/Fence	10%	2032	* *	5-10	\$2,400	
Slate	2% Now \$7,40	0 LIFE	* *	5	\$100	
	Jnt Mortar Miss/Erod, Extent: Mod Location: Lower Roof At Rear Of Miss/Damaged Copings, Extent: Se Location: Lower Roof At Rear Of	Library vere, Area A <u>j</u>				
Roof	000/ 31 #27.00	0 2025	#170.00			
Modified Bitumen	98% Now \$35,80 Blisters, Extent: Light, Area Affecte Location: Main Roof Miss/Damaged Flashings, Extent: S Location: Main Roof And Stair Bu Ponding, Extent: Severe, Area Affect	d : 15% Severe, Area 1 ulkhead Roof	00			1
	Location : Stair Bulkhead Seams Open/Split, Extent : Light, Ar Location : Stair Bulkhead Roof	ea Affected :	2%			
Skylight, Metal/Glass	2%	2047	* *	10	\$800	
terior	∠ / U	ZU4/		10	\$600	

Interior

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

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

NEW YORK PUBLIC LIBRARY - 035 MELROSE BRANCH LIBRARY

Asset # : 13346

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
terior								
Floors								
Carpet	1%			2026	\$2,000	3	\$200	
Cast in Place Concrete	25%	0-2	\$800	LIFE	* *	5	\$8,100	
	_	_	Extent : Moderate		ffected : 15%			
			oom In Sub-baseme					
	Loose/Dela	am Surface	, Extent : Moderat	e, Area A	Affected : 20%			
	Location	: Boiler Ro	oom In Sub-baseme	ent				
Ceramic Tile	5%			2036	* *	5	\$700	
Vinyl Tile	69%			2027	\$92,200	3	\$5,100	
Interior Walls								
Ceramic Tile	5%	Now	\$800	2036	* *	5	\$700	
	Broken/Mi	ssing Elem	ents, Extent : Ligh	t, Area A	ffected : 1%			
	Location	: Bathroon	n In Basement					
Concrete Masonry Unit	10%			LIFE	* *	5	\$1,100	
Plaster	85%	Now	\$10,100	LIFE	* *	5	\$7,100	
	Cracking/0	Crumbling,	Extent : Moderate	, Area A	ffected : 1%			
	Location	: Stair Bul	khead At Roof		-			
	Water Pen	etration, E.	xtent : Severe, Area	a Affecte	d : 2%			
	Location	: Interior (Of Stair Bulkheada	t Roof L	evel			
Ceilings								
AcousTile,Adhered	50%			2032	* *	5	\$7,400	
AcousTileConcealSpLn	20%			2044	* *	5	\$3,700	
Plaster	30%	Now	\$6,200	LIFE	* *	5	\$2,800	
	Broken/Mi	ssing Elem	ents, Extent : Seve		Affected : 20%		. ,	
	Location	: Sub-base	ment					
	Water Pen	etration, E.	xtent : Severe, Area	a Affecte	d : 1%			
			kead Ceiling					

ectrical	Current Rep	air Futu	e Replacement	M	aintenance	
stem Component Type	% of Fail Date Es Total (Years)	timated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
der 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2037	* *	5		
	Other Observation, Exter	nt : Light, Area Affectea	! : 100%			
	Location : Electrical Re	oom				
	Explanation : Electrica	l Service Rated At 200a	<i>!</i> .			
Switchgear / Switchboard	-					
Molded Case Bkrs	100% 2-4	\$20,500 2057	* *	5	\$100	
	Enclosure Corroded, Ext	ent : Light, Area Affect	ed : 100%			
	Location : Basement	<i>G</i> . <i>33</i>				
Raceway						
Conduit	90%	2047	* *	1		
Conduit	10%	2027	\$3,300	1		

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

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

NEW YORK PUBLIC LIBRARY - 035 MELROSE BRANCH LIBRARY

Asset #: 13346

Electrical	Current Repair	Future Rep	olacement	M	aintenance	
System Component Type	% of Fail Date Estimated (Total (Years)	Cost Year Esti FY	mated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts						
Panelboards						
Molded Case Bkrs	60%	2026	\$9,500	5	\$200	
Molded Case Bkrs	40%	2026	\$6,300	5	\$100	
	Obsolete Equipment, Extent : Seven Location : Staircase	re, Area Affected :	100%			
Wiring		2012	de de			
Braided Cloth	75%	2043	**	1		
	Insulation Aged, Extent : Severe, A Location : Throughout	rea Affected : 100%	o .			
Thermoplastic	25% 2-4 \$1	00 2027	\$7,300	1		
1	Insulation Aged, Extent : Light, Ar					
	Location: Throughout					
Motor Controllers						
Locally Mounted	100%	2032	* *	5	\$100	
Ground						
Grounding Devices						
Not Accessible	100%					
	Other Observation, Extent : Light,	Area Affected : 0%				
	Location:	and In A Cumul	Cmass Hand I	Fau Ctaum	~~	
Lighting	Explanation: Water Main Was L	ocatea in A Crawi	space Osea r	or stora	ge.	
Lighting Interior Lighting						
Fluorescent	58%	2035	* *	10	\$5,300	
Tuorescent	Other Observation, Extent : Light,		0%	10	Ψ5,500	
	Location : Throughout	33				
	_					
Incandescent	Explanation: T8 Lamps	2022		2		
Incandescent LED	_	2022 2035	\$2,100	2		
LED	Explanation : T8 Lamps 2%		\$2,100	2		
LED Egress Lighting	Explanation : T8 Lamps 2%		\$2,100	2	\$1,200	
LED	Explanation: T8 Lamps 2% 40%	2035	\$2,100		\$1,200	
LED Egress Lighting Emergency, Battery	Explanation : T8 Lamps 2% 40% 50%	2035	\$2,100	10	\$1,200	
LED Egress Lighting Emergency, Battery Exit, Service	Explanation : T8 Lamps 2% 40% 50%	2035	\$2,100	10	\$1,200	
LED Egress Lighting Emergency, Battery Exit, Service Exterior Lighting	Explanation : T8 Lamps 2% 40% 50% 50%	2035 2035 2035	\$2,100 ** ** **	10 1	\$1,200	
LED Egress Lighting Emergency, Battery Exit, Service Exterior Lighting Incandescent No Component	Explanation: T8 Lamps 2% 40% 50% 50% 5%	2035 2035 2035	\$2,100 ** ** **	10 1	\$1,200	
LED Egress Lighting Emergency, Battery Exit, Service Exterior Lighting Incandescent No Component Alarm Security System	Explanation: T8 Lamps 2% 40% 50% 50% 59%	2035 2035 2035	\$2,100 ** ** **	10 1	\$1,200	
LED Egress Lighting Emergency, Battery Exit, Service Exterior Lighting Incandescent No Component Alarm	Explanation: T8 Lamps 2% 40% 50% 50% 5%	2035 2035 2035	\$2,100 ** ** **	10 1	\$1,200 \$1,900	

Mechanical	Current Repair	Future Replacement	Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority
Heating				
Energy Source				
Interruptible Gas/Dual	100%	2047 **	1	
Fuel				

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

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

NEW YORK PUBLIC LIBRARY - 035 MELROSE BRANCH LIBRARY

Asset #: 13346

Mechanical	Current	Repair	Future Replacement		ement Maintenance		
System Component Type	% of Fail Date Total (Years)	e Estimated Cost	Year I FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating Conversion Equipment Hot Water Boiler	100% 2-4 Other Observation, Location : Cellar Explanation : Free	\$45,500 Extent : Light, Area quent Repairs Neede		**	1	\$4,400	
Distribution							
Hot Wtr Piping/Pump	100%		2035	* *	4	\$500	
Terminal Devices	1000/		• • • • •	di di		4	
Convector/Radiator	100%		2040	* *	1	\$3,200	
Air Conditioning							
Energy Source Electricity	100%		2043	* *	1		
Conversion Equipment	10070		2043		1		
Interior Pkg Unit - Cooling	80%		2025	\$294,200	2	\$500	
Window/Wall Unit	5% Other Observation,	Extent : Light, Area	2025 Affected :	\$1,000 5%	1		
	Location: 2nd Flo Explanation: Win	_					
No Component	15%						
Distribution Ductwork/Diffusers	95% Not Insulated, Exten Location : 1st Floo		LIFE Affected:	**	2	\$12,300	
No Component	5%						
Ventilation	370						
Distribution							
Ductwork/Diffusers	80%		LIFE	* *	2-5	\$4,400	
No Component	20%						
Exhaust Fans							
Interior	80% Now Broken, Extent : Mo Location : Baseme		2035 ed : 100%	* *	2	\$200	
No Component	20%						
Plumbing							
H/C Water Piping							
Brass/Copper	30%		2047	* *	1		
Galvanized Steel	70%		2032	* *	1		
Water Heater Gas Fired	100% 0-2 Other Observation, Location: Baseme	ent, Boiler			2	\$100	
~	Explanation: Bott	om Rusted Due To (Cellar Floo	oding. 40 Gallon.	S		
Sanitary Piping Cast Iron	100%		LIFE	* *	1		
Storm Drain Piping Cast Iron	100%		LIFE	* *	1		

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NEW YORK PUBLIC LIBRARY - 035 MELROSE BRANCH LIBRARY

Asset #: 13346

Mechanical	Current Rep	air Futui	re Replacement	M	aintenance	
System Component Type	% of Fail Date Es Total (Years)	timated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing						
Sump Pump(s)						
Non-Submersible	100% Now	\$800 2037	* *	4	\$200	
	Broken, Extent : Severe,	Area Affected : 100%				
	Location : Cellar					
	On Extended Life, Extent	: Moderate, Area Affec	eted : 100%			
	Location: Basement					
Backflow Preventer						
No Component	50%					
Generic	50%	2035	* *	1	\$300	
Fixtures						
Generic	100%					
	Leaking Connections, Ex	tent : Light, Area Affec	ted : 20%			
	Location : Bathroom Si	inks				
Vertical Transport						
Elevators						
Geared Traction	100%	LIFE	* *			
	Other Observation, Exter	nt : Light, Area Affected	l : 100%			
	Location: Basement To	o 1st Floor				
	Explanation: Book Lift	t - 200 Lbs Capacity				

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

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

Print Date: 12-Sep-2019 NEW YORK PUBLIC LIBRARY - FY 2020

Asset Name : MID-MANHATTAN BRANCH LIBRARY

Address : 455 FIFTH AVE. @ E. 40TH ST.

Borough : MANHATTAN Agency's Number : N/A

Area Sq Ft : 159,880 Project Type : NEW YORK PUBLIC LIBRARY

Date of Survey : 22-May-2014 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,3,5,7

Block : 869 Lot : 74 BIN : 1017602

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$65,700	\$964,500
Interior Architecture	\$597,800	\$522,400
Electrical	\$385,200	\$3,624,500
Mechanical	\$8,617,500	\$5,221,700
Total	\$9,666,200	\$10,333,000
Importance Code A	\$104,800	\$1,069,400
Importance Code B	\$9,467,000	\$9,200,200
Importance Code C	\$94,400	\$63,400
Total	\$9,666,200	\$10,333,000

Total	\$703,600	\$82,600	\$155,100	\$1,669,100
Importance Code C				\$7,000
Importance Code B	\$698,500	\$82,600	\$150,400	\$1,662,100
Importance Code A	\$5,100		\$4,700	
Total	\$703,600	\$82,600	\$155,100	\$1,669,100
Elevators/Escalators	\$37,900	\$37,900	\$37,900	\$37,900
Mechanical	\$114,600	\$34,600	\$90,800	\$36,100
Electrical	\$6,900	\$5,700	\$26,400	\$11,700
Interior Architecture	\$539,100	\$4,500		\$1,583,400
Exterior Architecture	\$5,100			
EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024



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

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

Asset #: 4226

rchitecture	Current Repair		e Replacement	Maintenance		
stem Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
terior						
Exterior Walls						
Copper/Terne	5%	2060	* *	10	\$14,000	
	Recent Repair Evident, Extent : Light, A Location : Throughout	lrea Affe	cted : 66%			
Masonry: Brick	25%	LIFE	* *	5	\$29,800	
	Recent Repair Evident, Extent : Light, A Location : Throughout	lrea Affe	cted : 66%			
Masonry: Limestone	60%	LIFE	* *	5	\$53,700	
Granite Panels	5%	LIFE	* *	5	\$4,500	
	Recent Repair Evident, Extent : Light, A Location : Throughout	lrea Affe	cted : 66%			
Window Wall	5%	2045	* *	5	\$22,400	
Windows						
Aluminum	30%	2041	* *	5	\$10,200	
Metal Clad	70% 0-2 \$65,700	2033	* *	5	\$74,600	
	Corrosion/Rusting, Extent: Moderate, A Location: Bulkheads, Floors 3, 4, 5, 6 Deformed/Dented, Extent: Moderate, A Location: Bulkheads Unit Inoperable, Extent: Moderate, Are Location: Bulkheads, Floors 3, 4, 5, 6	s rea Affec ea Affecte	cted : 1%			
Parapets	200/	2015		_	4= 000	
Copper/Terne	38%	2045	* *	5	\$7,900	
Copper/Terne	10%	2060	* *	5	\$2,100	
Masonry: Brick	50% Spalling, Extent: Light, Area Affected: Location: Interior Face	LIFE 10%	* *	5	\$2,100	
Masonry: Limestone	2%	LIFE	* *	5	\$100	
Roof						
Modified Bitumen	95%	2030	\$643,800	10	\$44,800	
Skylight, Metal/Glass	2%	2025	\$147,600	10	\$3,100	
	Other Observation, Extent : Light, Area Location : Throughout	Affected	: 100%			
	Explanation: 4					
Skylight, Plastic	3%	2038	* *	1		
	Other Observation, Extent : Light, Area Location : Throughout	Affected	: 100%			
	Explanation: 1					

Interior

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

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

Asset #: 4226

Architecture	Curre	Future R	Future Replacement		Maintenance		
ystem Component Type	% of Fail Da Total (Year	ate Estimated Cost	Year Es	stimated Cost	Cycle (Yrs)	Estimated Cost	Priority
terior							
Floors		*		*	_	** ** = * *	
Carpet	47% Now Punct/Tear/Impac Location: Throu	\$455,600 t Damage, Extent : Se ghout	2024 evere, Area A	\$1,518,700 Affected : 20%	3	\$168,700	
Cast in Place Concrete	Location : Mech Other Observation Location : Mech	\$13,200 , Extent : Severe, Are anical Space At Penth , Extent : Severe, Are anical Space At Penth ater From Mechanica	house ea Affected : house	50%	5	\$52,300	
Ceramic Tile	5% 0-2 Cracking/Crumbli Location : Throw	\$73,600 ng, Extent : Severe, A ghout	2034 rea Affectea	* * ! : 100%	5	\$6,000	
Panel/Paver: Cer/Brk	12%		2041	* *	5	\$64,600	
Marble Panels	3%		LIFE	* *	5	\$5,400	
Vinyl Tile	15%		2025	\$322,900	3	\$13,500	
Vinyl Tile	Location : 6th F	, Extent : Moderate, A			3	\$4,500	
Wood	Location : Penth Dry Rot/Decay, Ex Location : Penth	ctent : Moderate, Ared ouses ent : Moderate, Area	a Affected :	15%	5	\$6,700	
Interior Walls							
Ceramic Tile	5%		2034	* *	5	\$13,900	
Concrete Masonry Unit	10%		LIFE	* *	5	\$11,100	
Glass: Single Pane	2%		LIFE	* *	5	\$4,200	
Gypsum Board	38%		LIFE	* *	5	\$63,400	
Masonry: Brick	10%		LIFE	* *			
Plaster	Location: Penth	h, Extent : Moderate,			5	\$8,300	
Dlaster	25%		I IEE	* *	5	\$20,900	
Plaster	2370		LIFE		5	\$20,900	

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

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

Asset #: 4226

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type		Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTileSusp.Lay-In	70%	0-2	\$71,700	2038	* *	5	\$83,800	
	Cracking/C Location :	0.	Extent : Light, Are out	ea Affecto	ed : 10%			
Exposed Concrete	10%	Now	\$16,300	LIFE	* *	5	\$3,700	
	Cracking/C Location :	_	Extent : Moderate se	, Area Aj	ffected : 10%			
	Exposed Re Location :	-	nt, Extent : Severe se	, Area A <u>j</u>	ffected : 10%			
Gypsum Board	10%	0-2	\$5,100	LIFE	* *	5	\$29,900	
••	Water Pene Location :		xtent : Light, Area out	Affected	: 5%			
Plaster	10%	Now	\$16,600	LIFE	* *	5	\$15,000	
	Broken/Miss Location :	_	ents, Extent : Mod ses	erate, Ar	ea Affected : 10%			
	Cracking/C Location :	_	Extent : Moderate	, Area Aj	ffected : 10%			

ectrical		Current R	epair	Futur	e Replacement	M	aintenance		
stem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
der 600 Volts									
Service Equipment									
Fused Disc Sw	100%	2-4	\$39,100	2055	* *	5	\$300		
	On Extend	ed Life, Exte	ent : Moderate, A	ea Affec	ted : 100%				
	Location	: Electrical	Room						
	Other Obs	ervation, Ex	tent : Moderate, .	1rea Affe	ected : 100%				
	Location	Location : Electrical Room							
	Explanat	ion : Two E	lectrical Services	Rated Ai	t 4000 Amperes An	d 2000 A	Imperes		
Switchgear / Switchboard									
Fused Disc Sw	80%	2-4	\$82,700	2055	* *	5	\$300		
	On Extended Life, Extent : Moderate, Area Affected : 100%								
	Location	: Electrical	Room						
Fused Disc Sw	20%			2025	\$20,700	5	\$100		
Raceway									
Conduit	20%			2035	* *	1			
Conduit	80%			2025	\$95,300	1			
Panelboards									
Fused Disc Sw	5%			2024	\$3,600	5	\$200		
Molded Case Bkrs	40%			2033	* *	5	\$1,700		
Molded Case Bkrs	55%			2024	\$39,100	5	\$2,300		

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

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

NEW YORK PUBLIC LIBRARY - 035 MID-MANHATTAN BRANCH LIBRARY

Asset #: 4226

Electrical	Current Repair	Future	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estimate Total (Years)	d Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts						
Wiring						
Braided Cloth		7,800 2050	**	1		
	Insulation Aged, Extent: Model		d : 100%			
	Location : Throughout The Bu	iilding				
Thermoplastic	30%	2035	* *	1		
Thermoplastic	30%	2025	\$35,800	1		
Motor Controllers						
Locally Mounted	69%	2023	\$176,400	5	\$700	
Motor Control Center	30%	2023	\$18,900	5	\$1,300	
Variable Frequency	1%	2045	* *			
Drive						
Ground						
Grounding Devices						
Generic	100%	LIFE	* *	5	\$2,300	
Lighting						
Interior Lighting	500 /	2025	#1 107 100	1.0	#102 (00	
Fluorescent	70%	2025	\$1,185,400	10	\$102,600	
	Other Observation, Extent: Lig		: 100%			
	Location: Throughout The Bu	-				
	Explanation: Using T-8 Lamp					
Fluorescent	10%	2030	\$169,300	10	\$14,700	
	Other Observation, Extent : Mo	**	cted: 100%			
	Location : Throughout The Bu					
	Explanation : Compact Fluore	escent Lamps				
Fluorescent	20%	2030	\$338,700	10	\$29,300	
	Other Observation, Extent : Lig	ht, Area Affected	: 100%			
	Location: 5th Floor					
	Explanation: Using T-8 Lamp	OS .				
Egress Lighting						
Emergency, Battery	50%	2025	\$114,100	10	\$19,300	
Exit, LED	5%	2053	* *	1		
Exit, Service	45%	2025	\$10,900	1		
Exterior Lighting						
HID	100%	2025	\$638,700	10	\$500	
Alarm						
Security System						
No Component	65%					
Generic	35%	2030	\$179,100	1	\$20,900	
Fire/Smoke Detection						
No Component	60%					
Generic, Digital	40%	2030	\$700,700	1-3	\$40,600	

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

Heating

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

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

Asset #: 4226

Mechanical	Current Repair	Futur	e Replacement	Maintenance		
System Component Type	% of Fail Date Estimate Total (Years)	d Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating						
Energy Source						
Utility Steam	100% Other Observation, Extent: Lig Location: Throughout Explanation: From Con Ediso		**	1		
Conversion Equipment						
Pres. Reducing Valve/LP Steam	100%	2028	\$104,900	5	\$9,500	
	Other Observation, Extent : Lig Location : Basement		: 40%			
	Explanation: 1 Very Old Hear	t Exchanger				
Distribution	400/	2024	# 00.000	A	#2.20 0	
Hot Wtr Piping/Pump	40%	2024	\$98,800	4	\$3,200	
Central Plant Steam	60%	2025	\$1,608,600	4	\$7,100	
Piping/Pmp						
Terminal Devices Air Handler	60% Now \$20	6,700 2021	\$1,336,500	1	\$53,400	
All Halldici	Leak Evident, Extent: Moderate Location: Leaking From Drip On Extended Life, Extent: Seve Location: Various Areas	e, Area Affected : Pan	5%	1	₩ЭЭ, Т ОО	
Convector/Radiator	25%	2023	\$212,000	1	\$12,900	
Fan Coil Unit/Heat	15%	2023	\$355,900	1 1	\$7,800	
Air Conditioning	1370	2021	\$333,900	1	\$7,800	
Energy Source						
Utility Steam	70%	2035	* *	1		
Electricity	30%	2033	* *	1		
Conversion Equipment						
Absorption Chiller/Steam/HW	70%	2021	\$2,618,800	1	\$121,100	
	Other Observation, Extent: Lig	ht, Area Affected	: 70%			
	Location: Basement					
	Explanation: 3 Units					
Split Unit	30% R-22 Refrigerant, Extent : Light	2021 , Area Affected :	\$1,014,500 30%			
D: 4 7 - 4	Location: Basement					
Distribution CW & CHW Wtr Pipe/Pump	70%	2025	\$135,300	4	\$8,300	
No Component	30%					
Terminal Devices						
Air Handler/Cool/Ht	70%	2021	\$1,243,700	1	\$69,200	
Fan Coil - 2 Pipe	30%	2021	\$904,200	1	\$15,500	
Heat Rejection Water Cooling Tower	100%	2029	\$601,200	2	\$160,900	
Trace Cooming Tower	100/0	2029	Ψ001,200		Ψ100,700	

Ventilation

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

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

Asset #: 4226

Mechanical	Current Repair	Futur	e Replacement	Maintenance		
System Component Type	% of Fail Date Estimated Cos Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation						
Distribution						
Ductwork/Diffusers	100%	LIFE	* *	2-5	\$89,200	
Exhaust Fans	050/	2021	Ф 525 400	2	¢4.700	
Interior Roof	95% 5%	2021 2021	\$535,400	2 2	\$4,700 \$200	
Plumbing	370	2021	\$13,200		\$200	
H/C Water Piping						
Brass/Copper	100%	2025	\$1,180,900	1		
11	On Extended Life, Extent : Severe, Are					
	Location : Circulating Pump					
HW Heat Exchanger						
Steam Fired	100% 0-2 \$252,300		* *	4	\$15,800	
	Corroded, Extent : Severe, Area Affec	eted: 40%				
	Location: Basement					
Sanitary Piping						
Cast Iron	100%	LIFE	* *	1		
Storm Drain Piping	1000/	LIDE	* *			
Cast Iron	100%	LIFE	* *	1		
Sump Pump(s) Non-Submersible	100%	2025	\$24,200	4	\$5,100	
Sewage Ejector(s)	10078	2023	\$24,200	4	\$5,100	
Electric	100%	2021	\$45,600	4	\$9,500	
Fixtures	10070	2021	Ψ13,000		Ψ,500	
Generic	100%					
Vertical Transport						
Elevators						
Geared Traction	90%	LIFE	* *			
	Other Observation, Extent: Light, Are	ea Affectea	! : 90%			
	Location: Basement To 6th Floor					
	Explanation: 4 Passenger Elevators	S				
Hydraulic	10%	LIFE	* *			
	Other Observation, Extent : Light, Are	ea Affectea	! : 10%			
	Location: Basement To 1st Floor					
	Explanation : 1 Freight					
Escalators						
Under 20' Rise	100%	LIFE	* *			
	Other Observation, Extent: Light, Are	ea Affectea	t : 100%			
	Location: At Front Entrance					
Fire Suppression	Explanation: 1 Unit, Floors 1 - 2					
Fire Suppression Standpipe						
Generic	100%	2035	* *	1-5	\$80,600	
Sprinkler	100/0	2000		1.5	\$00,000	
Generic	100%	2025	\$1,551,200	1-2	\$44,800	
	200,0		Ψ1,551, 2 50		\$11,000	

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

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

Print Date: 12-Sep-2019 **NEW YORK PUBLIC LIBRARY - FY 2020**

Asset Name : MORNINGSIDE HEIGHTS BRANCH LIBRARY

Address : 2900 BROADWAY @ W.113 ST

Borough : MANHATTAN Agency's Number : N/A
Program / Asset # : NPL0016.000 / 13638 Yr Built/Renovated : 2001 /

Area Sq Ft : 17,777 Project Type : NEW YORK PUBLIC LIBRARY

Date of Survey : 15-Nov-2017 Landmark Status : NONE

Areas Surveyed : Basement, Floors 1,2

Block : 1885 Lot : 7501 BIN : 1057018

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Mechanical		\$420,500
Total		\$420,500
Importance Code B		\$420,500
Total		\$420,500

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Interior Architecture	\$7,100	\$8,000	\$1,300	\$12,000
Electrical	\$600	\$700	\$600	\$6,100
Mechanical	\$4,000	\$3,300	\$4,500	\$5,200
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$15,600	\$15,900	\$10,400	\$27,200
Importance Code A				
Importance Code B	\$15,600	\$15,900	\$10,400	\$27,200
Importance Code C				
Total	\$15,600	\$15,900	\$10,400	\$27,200



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

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

NEW YORK PUBLIC LIBRARY - 035 MORNINGSIDE HEIGHTS BRANCH LIBRARY

Asset #: 13638

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Carpet	10%			2028	\$35,900	3	\$4,000	
Ceramic Tile	10%			2038	* *	5	\$2,700	
Panel/Paver: Bluestone	20%			LIFE	* *	5	\$4,000	
Sheet Vinyl/Rubber	60%			2034	* *	5	\$23,900	
Interior Walls								
Gypsum Board	100%			LIFE	* *	5	\$12,100	
Ceilings								
AcousTileSusp.Lay-In	50%			2042	* *	5	\$13,300	
Gypsum Board	50%	4+	\$7,100	LIFE	* *	5	\$16,600	
	Water Pen	etration, E.	xtent : Light, Area	Affected	: 2%			
	Location	: 2nd Floo	r At Recessed Spri	nkler He	ead			

Electrical	Current Rep	air Future	e Replacement	M		
System Component Type	% of Fail Date Es Total (Years)	stimated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2049	* *	5	\$100	
	Other Observation, Exte	nt : Light, Area Affected	: 100%			
	Location : Electrical R	oom				
	Explanation: 1-400 A	mpere Main Disconnect	Switch			
Switchgear / Switchboard						
Fused Disc Sw	100%	2049	* *	5	\$100	
Raceway						
Conduit	100%	2049	* *	1		
Panelboards						
Fused Disc Sw	10%	2045	* *	5		
Molded Case Bkrs	90%	2045	* *	5	\$400	
Wiring						
Thermoplastic	100%	2049	* *	1		
Motor Controllers						
Locally Mounted	100%	2042	* *	5	\$100	
Ground						
Grounding Devices						
Not Accessible	100%					
Lighting						

Lighting

Maintenance \$ are aggregated over a ten-year period. Site specific 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 Repla	acement	Maintenance		
System Component Type	% of Fail Date Estimat Total (Years)	ed Cost Year Estim FY	ated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting						
Interior Lighting						
Fluorescent	15%	2034	* *	10	\$2,400	
	T-8 Lamps And Fixtures, Exten	it : Light, Area Affected :	100%			
	Location: Throughout					
Fluorescent	80%	2037	* *	10	\$13,000	
	T-8 Lamps And Fixtures, Exten		100%		4-2,000	
	Location : Throughout					
Fluorescent	5%	2034	* *	10	\$800	
Tuorescent	Compact Fluorescent Light, Ex		d · 100%	10	\$600	
	Location : Lobby	иет . Ligii, лгей лујесте	u . 100/0			
E I i-l-tin	Location . Loosy					
Egress Lighting	50%	2034	* *	10	\$2.100	
Emergency, Battery			* *		\$2,100	
Exit, LED	50%	2057		1		
Exterior Lighting	100/	2024	* *	10		
HID	10%	2034	* *	10		
No Component	90%					
Alarm						
Security System						
No Component	60%					
Generic	40%	2039	* *	1	\$2,700	
Fire/Smoke Detection						
No Component	70%					
Generic, Digital	30%	2034	* *	1-3	\$3,300	

Mechanical	Current Repair	ent Repair Future Replacemen		М		
System Component Type	% of Fail Date Estimated (Total (Years)	Cost Year Es	stimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating						
Energy Source Plant Campus Steam /	100%	2039	* *	1		
PRV						
	Other Observation, Extent : Light,	Area Affected: 1	00%			
	Location: Throughout					
	Explanation : Steam Is Supplied	By Columbia Uni	versity			
Distribution						
Central Plant Steam	100%	2049	* *	4	\$1,300	
Piping/Pmp						
Terminal Devices						
Air Handler	90%	2029	\$222,900	1	\$9,900	
Convector/Radiator	10%	2034	* *	1	\$600	
Air Conditioning						
Distribution						
CW & CHW Wtr	100%	2049	* *	4	\$1,300	
Pipe/Pump						
Terminal Devices						
Air Handler/Cool/Ht	100%	2029	\$197,500	1	\$11,000	

Maintenance \$ are aggregated over a ten-year period. Site specific 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	Cu	rrent Repair	Repair Future Replacement		Maintenance		
System Component Type		Date Estimated Cost ears)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation							
Distribution							
Ductwork/Diffusers	100%		LIFE	* *	2-5	\$9,900	
Exhaust Fans							
Interior	100%		2034	* *	2	\$500	
Plumbing H/C Water Piping							
Brass/Copper	100%		2049	* *	1		
Sanitary Piping							
Cast Iron	100%		LIFE	* *	1		
Fixtures							
Generic	100%						
Vertical Transport							
Elevators							
Hydraulic	100%		LIFE	* *			
	Other Observa	tion, Extent : Light, Area	Affected	1: 100%			
	Location : Bo	asement To 2nd Floor					
	Explanation .	: One Unit					
Fire Suppression Standpipe							
Generic	100%		2049	* *	1-5	\$9,000	
Sprinkler	-					4-7	
Generic	100%		2049	* *	1-2	\$5,000	

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

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

Print Date: 12-Sep-2019 NEW YORK PUBLIC LIBRARY - FY 2020

Asset Name : MORRISANIA BRANCH LIBRARY
Address : 610 EAST 169TH ST. @FRANKLIN AVE.

Borough : BRONX Agency's Number : M02

Area Sq Ft : 14,503 Project Type : NEW YORK PUBLIC LIBRARY

Date of Survey : 08-Apr-2016 Landmark Status : EXTERIOR LANDMARK

Areas Surveyed : Basement, Roof, Floors 1,2

Block : 2615 Lot : 23 BIN : 2004303

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture		\$108,500
Interior Architecture	\$80,100	
Electrical	\$96,400	\$62,400
Mechanical		\$113,900
Total	\$176,500	\$284,700
Importance Code A		\$108,500
Importance Code B	\$96,400	\$176,300
Importance Code C	\$80,100	
Total	\$176,500	\$284,700

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$22,900			
Interior Architecture	\$52,800	\$7,600		\$1,500
Electrical	\$3,500	\$17,400	\$500	\$300
Mechanical	\$36,100	\$5,200	\$3,500	\$1,900
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$119,300	\$34,100	\$7,900	\$7,700
Importance Code A	\$24,400	\$1,500	\$1,400	\$1,400
Importance Code B	\$94,900	\$32,700	\$6,500	\$6,200
Importance Code C				
Total	\$119,300	\$34,100	\$7,900	\$7,700



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

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

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

NEW YORK PUBLIC LIBRARY - 035 MORRISANIA BRANCH LIBRARY

Asset #: 13347

rchitecture	Current R	epair	Future Replacement		Maintenance			
ystem Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit	
terior								
Exterior Walls								
Masonry: Brick	95%		LIFE	* *	5	\$37,500		
Masonry: Granite	2%		LIFE	* *	5	\$600		
Masonry: Limestone	3% Now Vegetation Growth, Ex Location : At Entran		LIFE Area Affe	* * cted : 5%	5	\$900		
Windows								
Aluminum	100% Other Observation, Ex Location: Througho Explanation: Protec	ut		* * : 100%	5	\$6,100		
Parapets	-							
Masonry: Brick	95%		LIFE	* *	5	\$4,600		
Masonry: Limestone	5% 0-2 Caulking Deteriorated Location: Coping St Vegetation Growth, E. Location: Coping St	one xtent : Moderate,			5	\$300		
Roof								
Roll Roofing	100% Blisters, Extent: Mode Location: Througho Debris Present, Extend Location: Various Location: Explanation: Slated	ut t : Moderate, Ared ocations tent : Light, Area re	a Affected Affected		5	\$24,900		
erior Floors								
Carpet	10% Now Worn/Eroded, Extent . Location : Staff area		2029 Affected :	\$31,900 70%	3	\$3,300		
Carpet	30%		2028	\$95,600	3	\$9,800		
Cast in Place Concrete	20%		LIFE	* *	5	\$9,500		
Marble Panels	10%		LIFE	* *	5	\$1,600		
Terrazzo	5%		LIFE	* *	5	\$800		
Vinyl Tile	15% Now Broken/Missing Eleme Location: Basement		2027	\$31,800 ea Affected : 25%	3	\$1,200		
Wood	10% 2-4 Worn/Eroded, Extent . Location: 1st And 2		2042 Affected :	**	5	\$2,000		

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

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

NEW YORK PUBLIC LIBRARY - 035 MORRISANIA BRANCH LIBRARY

Asset #: 13347

Architecture		Current F	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Masonry: Brick	10%	0-2	\$41,600	LIFE	* *			
	Water Pen	etration, Ex	xtent : Severe, Are	a Affecte	d : 5%			
	Location	: Street Fa	cade Wall - Basen	ient				
Plaster	90%	Now	\$38,500	LIFE	* *	5	\$12,500	
	Broken/Missing Elements, Extent : Severe, Area Affected : 15%							
	Location	: Basemen	t					
	Cracking/Crumbling, Extent: Moderate, Area Affected: 15%							
	Location: Basement At Stairs							
	Water Pen	etration, Ex	xtent : Severe, Are	a Affecte	d : 15%			
	Location	: Basemen	t					
Ceilings								
AcousTile,Adhered	40%			2032	* *	5	\$8,700	
AcousTileSusp.Lay-In	25%			2040	* *	5	\$5,400	
Plaster	35%			LIFE	* *	5	\$4,700	

Electrical	Cur	rent Repair	Futur	e Replacement	M	aintenance	
System Component Type		Date Estimated Cost ears)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Inder 600 Volts							
Service Equipment							
Fused Disc Sw	100%		2027	\$1,700	5	\$100	
Switchgear / Switchboard							
Molded Case Bkrs	100%		2027	\$37,200	5	\$400	
	Suspect Water I Location : Bo	Damage, Extent : Severe iler Room	Area A <u>f</u>	fected : 100%			
	Other Observat	ion, Extent : Moderate, A	Area Affe	ected : 100%			
	Location: Bo	iler Room					
	Explanation:	No Rating Available					
Raceway							
Conduit	30%		2047	* *	1		
Conduit	70%		2027	\$25,200	1		
Panelboards							
Fused Disc Sw	5%		2043	* *	5		
Molded Case Bkrs	95%		2043	* *	5	\$400	
Wiring							
Braided Cloth	10% 2-	4 \$3,200	2052	* *	1		
	Insulation Dam	aged, Extent : Moderate	Area Aj	fected : 100%			
	Location: Thi	roughout The Building					
Thermoplastic	70%		2047	* *	1		
Thermoplastic	20%		2027	\$6,400	1		
Motor Controllers							
Locally Mounted	100%		2040	* *	5	\$100	
bround					-	, , , , ,	
Grounding Devices							
Generic	100%		LIFE	* *	5	\$200	

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

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

NEW YORK PUBLIC LIBRARY - 035 MORRISANIA BRANCH LIBRARY

Asset #: 13347

Electrical	Current Repa	ir Futur	Future Replacement		Maintenance		
System Component Type	% of Fail Date Esti Total (Years)	mated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Lighting							
Interior Lighting							
Fluorescent	20%	2022	\$33,400	10	\$2,700		
	Other Observation, Extent	: Moderate, Area Affe	cted : 100%				
	Location: Basement						
	Explanation: T12 Lamps	S					
Fluorescent	75%	2035	* *	10	\$10,000		
	T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%						
	Location: Throughout T	he Building					
Fluorescent	5%	2035	* *	10	\$700		
	Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%						
	Location : Throughout T	he Building					
Egress Lighting							
Emergency, Battery	50%	2022	\$11,300	10	\$1,800		
Exit, Service	50%	2022	\$1,200	1			
Exterior Lighting							
HID	100%	2022	\$63,000	10			
Alarm							
Security System							
No Component	80%						
Generic	20%	2035	* *	1	\$1,100		
Fire/Smoke Detection							
No Component	80%						
Generic, Digital	20%	2035	* *	1-3	\$1,800		

Mechanical	Current Repair Future		olacement	M	aintenance			
System Component Type	% of Fail Date Estimat Total (Years)	ed Cost Year Esti FY	mated Cost	Cycle (Yrs)	Estimated Cost	Priority		
Heating								
Energy Source								
Interruptible Gas/Dual	100%	2047	* *	1				
Fuel								
Conversion Equipment								
Steam Boiler	100%	2032	* *	1	\$14,400			
	Other Observation, Extent: M	oderate, Area Affected .	100%					
	Location : Boiler Room							
	Explanation: 1 Unit							
Distribution								
Hot Wtr Piping/Pump	30%	2043	* *	4	\$200			
1 0 1	Other Observation, Extent : Light, Area Affected : 30%							
	Location : Basement Boiler I	Room						
	Explanation: Hot Water Col	l In Steam Boiler						
Central Plant Steam	70%	2047	* *	4	\$500			
Piping/Pmp					****			
Terminal Devices								
Convector/Radiator	90%	2032	* *	1	\$4,200			
Fan Coil Unit/Heat	10%	2027	\$23,400	1	\$500			

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

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

NEW YORK PUBLIC LIBRARY - 035 MORRISANIA BRANCH LIBRARY

Asset #: 13347

Mechanical		Current I	ent Repair Future Repla		e Replacement	M	Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Air Conditioning									
Energy Source									
Electricity	100%			2043	* *	1			
Conversion Equipment Exterior Pkg Unit - Cooling	90%	Now	\$34,200	2027	\$113,900	2	\$600		
	-	Malfunctioning, Extent : Severe, Area Affected : 50% Location : Roof							
	R-22 Refrig		tent : Severe, Area	Affected	: 100%				
Window/Wall Unit	10%			2022	\$3,300	1			
Ventilation	-2.0				4-,-30				
Distribution									
Ductwork/Diffusers	80%			LIFE	* *	2-5	\$6,500		
No Component	20%								
Exhaust Fans									
Roof	10%			2027	\$2,600	2			
No Component	90%								
Plumbing									
H/C Water Piping									
Brass/Copper	20%			2047	* *	1			
Galvanized Steel	80%			2040	* *	1			
Water Heater									
Gas Fired	100%			2026	\$9,500	2	\$200		
Sanitary Piping									
Cast Iron	100%			LIFE	* *	1			
Storm Drain Piping									
Cast Iron	100%			LIFE	* *	1			
Sump Pump(s)									
Non-Submersible	100%			2027	\$2,400	4	\$300		
Fixtures									
Generic	100%								
Vertical Transport									
Elevators									
Hydraulic	100%			LIFE	* *				
,	Location	: Basemen	Extent : Light, Area at To 2nd Floor	Affected	: 100%				
	Explanati	on : 1 Uni	it						

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

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

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

Print Date: 12-Sep-2019 NEW YORK PUBLIC LIBRARY - FY 2020

Asset Name : MOSHOLU BRANCH LIBRARY

Address : 285 EAST 205TH ST. NEAR BAINBRIDGE AVE.

Borough : BRONX Agency's Number : M03

Area Sq Ft : 10,285 Project Type : NEW YORK PUBLIC LIBRARY

Date of Survey : 11-Apr-2016 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1

Block : 3341 Lot : 76 BIN : 2018123

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$299,900	
Interior Architecture		\$34,600
Mechanical	\$57,800	
Total	\$357,700	\$34,600
Importance Code A	\$299,900	
Importance Code B	\$57,800	\$34,600
Total	\$357,700	\$34,600

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$5,500	\$3,700		
Interior Architecture	\$7,300	\$4,400	\$1,300	\$500
Electrical	\$23,600	\$9,700	\$100	\$100
Mechanical	\$1,500	\$3,300	\$2,800	\$1,200
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$41,900	\$25,100	\$8,000	\$5,800
Importance Code A	\$6,000	\$4,200	\$500	\$500
Importance Code B	\$35,900	\$20,900	\$7,500	\$5,300
Importance Code C				
Total	\$41,900	\$25,100	\$8,000	\$5,800



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

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

NEW YORK PUBLIC LIBRARY - 035 MOSHOLU BRANCH LIBRARY

Asset #: 13348

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type		ail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls			*			_		
Cast in Place Concrete	10%	0-2	\$4,800	LIFE	**	5	\$4,000	
	~	-	ent, Extent : Moder de Of Soffit - Street		i Affectea : 15%			
			derate, Area Affec		<u> </u>			
			le Of Soffit - Street		•			
Masonry: Brick	50%		5 55	LIFE	* *	5	\$4,000	
Masonry: Fieldstone	40%			LIFE	* *	5	\$2,400	
Windows	-						* ,	
Aluminum	95%		\$40,400	2035	* *	5	\$2,300	
	-		ent : Moderate, Are					
		Awning	Windows Required					
Glass Block	5%			LIFE	* *	5	\$200	
Parapets	100/	2.4	Ф700	2022	* *	-	# 400	
Metal: Cage/Fence	10%	2-4	\$700 xtent : Moderate, 2	2032		5	\$400	
	Location:	-		теи Ајје	ciea . 50%			
No Component	90%							
Roof	9070							
Built-Up (BUR)	90%	Now	\$259,500	2037	* *			1
1 ()	Alligatoring,	Extent:	Moderate, Area A		25%			
	Location:	Through	out					
			xtent : Severe, Ared	a Affected	d : 30%			
	Location:	_						
		-	nt : Moderate, Ared	a Affected	d: 25%			
	Location:	_	out ent : Moderate, Are	a Affact	nd · 50%			
	Location :	_		и Ајјесте	:u . 50/0			
		_	vere, Area Affected	: 20%				
	Location :							
Metal Panel	10%			2032	* *	10	\$3,700	
Interior								
Floors								
Ceramic Tile	5%			2036	* *	5	\$800	
Terrazzo	5%	4.	# 6 000	LIFE	**	5	\$600	
Vinyl Tile	25%	4+	\$6,900 Extent : Moderate	2027	\$34,600	3	\$1,400	
	Location :	_		, Area Aj	ijeciea : 15%			
			: Moderate, Area	Affected	. 15%			
	Location:			1)) cerea	. 1070			
Vinyl Tile	65%			2035	* *	3	\$3,800	
vinyi iiic		ace Evide	ent, Extent : Light,		ected : 100%	5	ψ3,600	
	•		out 1st Floor And					

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

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

NEW YORK PUBLIC LIBRARY - 035 MOSHOLU BRANCH LIBRARY

Asset #: 13348

Architecture		Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior							
Interior Walls							
Ceramic Tile	5%		2030	\$29,700	5	\$1,000	
Marble Panels	8%		LIFE	* *			
Plaster	87%		LIFE	* *	5	\$5,300	
Ceilings							
AcousTileSusp.Lay-In	90%		2032	* *	5	\$8,900	
Plaster	10%		LIFE	* *	5	\$600	

Electrical	Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts							
Service Equipment							
Fused Disc Sw	100%		2027	\$1,600	5		
		ervation, Extent : Moderate, A	Area Affe	ected : 100%			
		: Electrical Room					
	Explana	tion : One 400 Amperes Main	Disconn	ect Switch			
Switchgear / Switchboard							
Molded Case Bkrs	100%		2027	\$34,200	5	\$300	
Raceway							
Conduit	90%		2027	\$29,800	1		
Conduit	10%		2053	* *	1		
Panelboards							
Fused Disc Sw	5%		2026	\$800	5		
Molded Case Bkrs	40%		2049	* *	5	\$100	
Molded Case Bkrs	55%		2026	\$8,700	5	\$100	
Wiring							
Braided Cloth	80%	. ,	2052	* *	1		
		Aged, Extent: Moderate, Are	a Affecte	ed : 100%			
		: Throughout					
Thermoplastic	20%		2053	* *	1		
Motor Controllers							
Locally Mounted	100%		2040	* *	5	\$100	
Ground							
Grounding Devices							
Generic	100%		LIFE	* *	5	\$200	
Lighting							
Interior Lighting							
Fluorescent	100%		2032	* *	10	\$9,400	
		ervation, Extent : Light, Area	Affectea	! : 100%			
		: Throughout The Building					
	Explana	tion: T-8 Lamps					
Egress Lighting							
Exit, LED	40%		2062	* *	1		
Exit, Service	10%		2027	\$200	1		
Exit, Battery	50%		2035	* *	10	\$300	

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

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

NEW YORK PUBLIC LIBRARY - 035 MOSHOLU BRANCH LIBRARY

Asset #: 13348

Electrical	Current Repair	Current Repair Future Replacement		M		
System Component Type	% of Fail Date Estimated Cos Total (Years)	Year Estima FY	ted Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting						
Exterior Lighting						
HID	100%	2032	* *	10		
Alarm						
Security System						
No Component	80%					
Generic	20%	2037	* *	1	\$800	

Mechanical	Current Repair	Future F	Replacement	М	aintenance	
System Component Type	% of Fail Date Estimate Total (Years)	d Cost Year E FY	stimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating						
Energy Source Interruptible Gas/Dual Fuel	100%	2047	* *	1		
Conversion Equipment Hot Water Boiler	100%	2040	* *	1	\$5,100	
That water Boller	Other Observation, Extent: Mo Location: Boiler Room Explanation: 1 Unit		ed : 100%	1	ψ3,100	
Distribution	Zipranianon : 1 om					
Hot Wtr Piping/Pump	100%	2043	* *	4	\$500	
Terminal Devices					****	
Air Handler	20%	2027	\$28,700	1	\$1,300	
Convector/Radiator	80%	2040	* *	1	\$2,700	
Air Conditioning					•	
Energy Source						
Electricity	100%	2043	* *	1		
Conversion Equipment						
Reciprocating Compr/Chiller	20%	2027	\$17,300	1	\$1,000	
Exterior Pkg Unit - Cooling	70%	2022	\$57,800	2	\$400	
coung	R-22 Refrigerant, Extent : Mode Location : Roof	erate, Area Affected	: 100%			
	Other Observation, Extent: Mo Location: Roof	derate, Area Affecte	ed : 100%			
777' 1 /777 11 T I '.	Explanation: 2 Units	2022	#2 100	1		
Window/Wall Unit	10%	2022	\$2,100	1		
Terminal Devices Air Handler/Cool/Ht	20%	2027	\$22,900	1	\$1,300	
No Component	80%					
Heat Rejection						
Dry Cooler	20%	2027	\$11,100	2	\$1,400	
No Component	80%					

Ventilation

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

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

NEW YORK PUBLIC LIBRARY - 035 MOSHOLU BRANCH LIBRARY

Asset #: 13348

Mechanical	Current Repair	Future	e Replacement	M	aintenance	
System Component Type	% of Fail Date Estimate Total (Years)	d Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation						
Distribution						
Ductwork/Diffusers	100%	LIFE	* *	2-5	\$5,700	
Exhaust Fans						
Interior	20%	2027	\$7,300	2	\$100	
Roof	80%	2027	\$13,500	2	\$300	
Plumbing						
H/C Water Piping						
Brass/Copper	40%	2047	* *	1		
Galvanized Steel	60%	2040	* *	1		
Water Heater						
Gas Fired	100%	2025	\$6,200	2	\$200	
	Other Observation, Extent : Lig	ht, Area Affected	: 100%			
	Location: Mechanical Room					
	Explanation: 1 Unit					
Sanitary Piping						
Cast Iron	100%	LIFE	* *	1		
Storm Drain Piping						
Cast Iron	100%	LIFE	* *	1		
Sewage Ejector(s)						
Electric	100%	2027	\$2,900	4	\$400	
Fixtures						
Generic	100%					
Vertical Transport						
Elevators						
Hydraulic	100%	LIFE	* *			
•	Other Observation, Extent : Lig	ht, Area Affected	: 100%			
	Location: Basement To 1st Fi	loor				
	Explanation: 1 Unit					

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

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

Print Date: 12-Sep-2019 NEW YORK PUBLIC LIBRARY - FY 2020

Asset Name : MOTT HAVEN BRANCH LIBRARY

Address : 321 EAST 140TH ST. @ALEXANDER AVE.

Borough : BRONX Agency's Number : M04

Area Sq Ft : 16,020 Project Type : NEW YORK PUBLIC LIBRARY

Date of Survey : 13-Apr-2016 Landmark Status : HISTORICAL LANDMARK DISTRICT

Areas Surveyed : Basement, Roof, Floors 1,2,3

Block : 2315 Lot : 18 BIN : 2000744

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$219,100	
Interior Architecture		\$66,100
Electrical		\$184,500
Mechanical	\$280,000	\$373,900
Total	\$499,100	\$624,500
Importance Code A	\$219,100	
Importance Code B	\$280,000	\$558,400
Importance Code C		\$66,100
Total	\$499,100	\$624,500

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$49,700	\$11,900	\$3,900	
Interior Architecture	\$19,600		\$4,500	
Electrical	\$1,300	\$3,300	\$1,600	\$1,300
Mechanical	\$3,400	\$1,100	\$5,200	\$1,100
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$77,900	\$20,200	\$19,100	\$6,300
Importance Code A	\$50,500	\$12,900	\$4,700	\$800
Importance Code B	\$7,800	\$7,300	\$14,400	\$5,500
Importance Code C	\$19,600			
Total	\$77,900	\$20,200	\$19,100	\$6,300



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

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

Asset #: 13349

chitecture		Cumant	Danair		o Donloosmant		aintenana.	
		Current I	-	Futur	e Replacement		aintenance	1
stem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priori
erior	•			•				
Exterior Walls								
Cast Stone/Terra Cotta	10%			LIFE	* *	5	\$30,500	
Masonry: Brick	66%			LIFE	* *	5	\$25,800	
Masonry: Granite	2%			LIFE	* *	5	\$600	
Masonry: Limestone	10%	Now	\$27,200	LIFE	* *	5	\$2,900	
			d, Extent : Modera					
			try, Window Sills, S	•				
	_	_	, Extent : Moderate Sills And Spandrel	-	ffected : 25%			
Metal Panel	2%			2053	* *	5-10	\$5,400	
Stucco Cement	10%	0-2	\$13,000	2040	* *	5	\$4,900	
	_	Crumbling, 1 : East Fac	Extent : Moderate cade	, Area A	ffected : 20%			
Windows								
Wood		Now	\$219,100	2052	* *	5	\$25,300	
		-	ients, Extent : Seve	re, Area	Affected : 10%			
		i : Basemen						
	Dry Rot/D	ecay, Exter	nt : Light, Area Aff	ected: 5	%			
	Location	: Through	out					
		Missing, E 1: Various	Extent : Moderate, 2 Locations	4rea Affe	ected : 15%			
	Misaligne		Extent : Moderate,	Area Afj	fected : 15%			
	Thermally Inefficient, Extent : Moderate, Area Affected : 100% Location : All Windows							
	Caulking I		ed, Extent : Modera	ıte, Area	Affected: 25%			
		erable, Exte 1 : Various	ent : Moderate, Are Locations	ea Affecte	ed : 25%			
			xtent : Moderate, 2	Area Affe	ected · 15%			
			or Transoms					
			Extent : Light, Area	Affected	1 : 25%			
		i : 1st Floor		55	, .			
			ective Metal Grilles	,				
Parapets	· F ······							
Cast Stone/Terra Cotta	25%			LIFE	* *	5	\$4,400	
Masonry: Brick	60%			LIFE	* *	5	\$1,400	
Masonry: Limestone	5%			LIFE	* *	5	\$100	
Metal Panel	10%			2047	* *	5	\$900	
Roof								
Modified Bitumen	_	Now ded, Extent	\$9,400 : Severe, Area Aff	2037 ected : 3	**			
	Location	: Stepped	Down Roof Above	Annex				
Modified Bitumen	95%			2032	* *	10	\$11,500	

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.

Asset #: 13349

rchitecture		Current F	Repair	Futur	e Replacement	М	aintenance	
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
terior								
Floors								
Carpet	20%			2026	\$70,400	3	\$7,200	
Cast in Place Concrete	5%			LIFE	* *	5	\$2,600	
Ceramic Tile	5%			2030	\$26,700	5	\$1,200	
Vinyl Tile	70%			2035	* *	3	\$6,300	
Interior Walls								
Ceramic Tile	5%			2030	\$66,100	5	\$2,100	
Concrete Masonry Unit	5%			LIFE	* *	5	\$800	
Gypsum Board	15%			LIFE	* *	5	\$3,700	
Masonry: Brick	10%	Now	\$18,700	LIFE	* *			
•	Jnt Morta	r Miss/Eroc	d, Extent : Modera	te, Area 2	Affected : 20%			
	Location	ı : Basemen	t					
	Water Per	netration, E	xtent : Moderate, A	Area Affe	ected : 10%			
	Location	ı : Perimete	r Walls - Basemen	t				
Plaster	5%	Now	\$1,000	LIFE	* *	5	\$600	
	Cracking/	Crumbling,	Extent : Moderate		ffected : 5%		*	
	_	_	t Stair - Due To Pi	-	-			
			xtent : Moderate, 2	_				
			t Stair - Due To Pi					
Plaster	55%			LIFE	* *	5	\$6,900	
Wood	5%			LIFE	* *	5	\$8,300	
Ceilings							40,000	
AcousTileConcealSpLn	5%			2040	* *	5	\$1,500	
Exposed Concrete	5%			LIFE	* *	5	\$200	
Glass: Susp Panels	5%			LIFE	* *	_	4	
Causer Susp 1 union	_		xtent : Light, Area		! : 100%			
			in Stair - 3rd Floo					
			rative Glass		0			
Gypsum Board	15%			LIFE	* *	5	\$4,500	
Plaster	70%			LIFE	* *	5	\$10,500	
1 145101			Extent : Light, Ar			3	\$10,500	
	_	nscoioring, 1 : Through	-	си лујесі	си. 10/0			

Electrical	Current Repair	Future Replacement	M	Maintenance		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority	
Inder 600 Volts						
Service Equipment						
Molded Case Bkrs	100%	2037 **	5	\$400		
	Other Observation, Extent: Moderate, 2	Area Affected : 100%				
	Location : Electrical Room					
	Explanation: Main Service Disconnec	rt Switch Rated At 800 Am	peres.			
Switchgear / Switchboard						
Molded Case Bkrs	100%	2037 **	5	\$400		

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

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

Asset #: 13349

Electrical	Current Repair	Future Replacement	N	laintenance	
System Component Type	% of Fail Date Estimated Total (Years)	Cost Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts					
Raceway					
Conduit	90%	2037 **	1		
Conduit	10%	2047 **	1		
Panelboards					
Fused Disc Sw	10%	2035 **	5		
Molded Case Bkrs	20%	2043 **	5	\$100	
Molded Case Bkrs	70%	2035 **	5	\$300	
Wiring					
Thermoplastic	80%	2047 **	1		
Thermoplastic	20%	2037 **	1		
Motor Controllers					
Locally Mounted	100%	2032 **	5	\$100	
Ground					
Grounding Devices					
Generic	100%	LIFE **	5	\$200	
ighting					
Interior Lighting	5-01	****	4.0	40.00	
Fluorescent	65%	2027 \$119,900	10	\$9,600	
	•	: Moderate, Area Affected : 1009	0		
	Location : Throughout The Bui	<u> </u>			
Fluorescent	35%	2027 \$64,600	10	\$5,100	
	Compact Fluorescent Light, Exte Location : Reading Areas And	nt : Moderate, Area Affected : 10 Office	0%		
Egress Lighting					
Emergency, Battery	40%	2032 **	10	\$1,500	
Exit, LED	20%	2055 **	1		
Exit, Service	40%	2032 **	1		
Exterior Lighting					
HID	20%	2032 **	10		
No Component	80%				
Marm					
Security System	100/				
No Component	40%	2025		44 44	
Generic	60%	2035 **	1	\$3,600	
	Other Observation, Extent: Mod				
	Location: Reading Areas And				
F' /G 1 D : :'	Explanation: CCTV Surveillan	ce Camera System			
Fire/Smoke Detection	1000/	2025 **	1.2	#0.000	
Generic, Digital	100% Other Observation Extent: Med	2033	1-3	\$9,900	
	Other Observation, Extent: Mod				
	Location: Throughout The Bui	-	II	And Charlettel	
	Explanation : Smoke Detectors	Alarm Bells, Manual Pull Station	is, norns	Ana strobe Lights	

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

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

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

Asset #: 13349

Mechanical		Current Repair	nt Repair Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating							
Energy Source Interruptible Gas/Dual Fuel	100%		2037	* *	1		
		rvation, Extent : Severe, Arc : Boiler Room	ea Affecte	d : 100%			
	Explanati		li Di				
Conversion Equipment	The Oil I	Tank Appears To Be Abondo	nea In Pic	асе.			
Hot Water Boiler		rvation, Extent : Light, Arec : Basement	2040 a Affected	**: 100%	1	\$7,900	
		on : 1 Natural Gas Fired Ho	ot Water F	Boiler.			
Distribution	P**********************************						
Hot Wtr Piping/Pump	100%		2043	* *	4	\$800	
Terminal Devices Convector/Radiator	50%		2032	* *	1	\$2,600	
No Component		rvation, Extent : Light, Ared					
		: Third Floor Mechanical Ed on : Air Handling Equipmer			ing And	Ventilation	
Air Conditioning							
Energy Source Electricity	100%		2043	* *	1		
Conversion Equipment Int Pkg Unit - Heating/Cooling	50%	0-2 \$183,500	2032	* *	2	\$400	
5 5		rvation, Extent : Severe, Ard : Third Floor Mechanical Ed					
	Explanati	on : Degraded Refrigeration	ı System				
Int Pkg Unit - Heating/Cooling	50%		2025	\$183,500	2	\$500	
Terminal Devices Air Handler/Dir	50%		2027	\$96,500	1		
Expansion Air Handler/Dir Expansion	50%	0-2 \$96,500	2037	* *	1		
Expansion	Expansion Other Observation, Extent : Moderate, Area Affected : 100% Location : Third Floor Mechanical Equipment Room						
II (D.)	Explanati	on : Defective Temperature	Control S	ystem			
Heat Rejection Dry Cooler	100%		2027	\$93,900	2	\$11,200	
Ventilation							
Distribution Ductwork/Diffusers	100%		LIFE	* *	2-5	\$8,900	

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

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

Asset #: 13349

Mechanical	Current Repair	Future Re	Future Replacement		aintenance		
System Component Type	% of Fail Date Estimated Total (Years)	Cost Year Esti FY	imated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Ventilation							
Exhaust Fans							
Roof	10%	2027	\$2,900	2	\$100		
	Other Observation, Extent : Light		0%				
	Location : Roof Near Boiler Chi	mney Stack					
	Explanation: Equipment Serves	Toilet Rooms					
No Component	90%						
1	Other Observation, Extent: Light	Area Affected : 0%	ó				
	Location : Third Floor Mechani	***					
	Explanation: The Air Handling			or Its He	ating Cooling And		
	Ventilation Needs	11					
Plumbing							
H/C Water Piping							
Brass/Copper	100%	2037	* *	1			
Water Heater							
Gas Fired	100%	2025	\$10,500	2	\$200		
Sanitary Piping							
Cast Iron	100%	LIFE	* *	1			
Storm Drain Piping							
Cast Iron	100%	LIFE	* *	1			
Fixtures							
Generic	100%						
Vertical Transport							
Elevators							
Hydraulic	100%	LIFE	* *				
,	Other Observation, Extent : Light		0%				
	Location : Basement To 3rd Flo						
	Explanation: 1 Unit						
-							

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

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

Print Date: 12-Sep-2019 NEW YORK PUBLIC LIBRARY - FY 2020

Asset Name : MUHLENBERG BRANCH LIBRARY
Address : 209 WEST 23RD ST. @SEVENTH AVE.

Borough : MANHATTAN Agency's Number : M05

Area Sq Ft : 13,729 Project Type : NEW YORK PUBLIC LIBRARY

Date of Survey : 24-May-2017 Landmark Status : EXTERIOR LANDMARK

Areas Surveyed : Basement, Roof, Floors 1,2,3

Block : 773 Lot : 38 BIN : 1014150

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$36,700	\$144,200
Electrical		\$305,900
Mechanical	\$186,200	\$184,300
Total	\$222,900	\$634,400
Importance Code A	\$36,700	\$144,200
Importance Code B	\$186,200	\$490,200
Total	\$222,900	\$634.400

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$31,000	\$15,000	\$2,700	\$300
Interior Architecture	\$236,900			\$29,300
Electrical	\$1,100	\$1,100	\$2,200	\$900
Mechanical	\$1,500	\$2,200	\$23,900	\$2,500
Site Pavements	\$8,400			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$282,800	\$22,200	\$32,800	\$37,000
Importance Code A	\$31,700	\$15,700	\$3,400	\$1,000
Importance Code B	\$233,600	\$6,600	\$29,400	\$36,000
Importance Code C	\$17,500			
Total	\$282,800	\$22,200	\$32,800	\$37,000



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

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

NEW YORK PUBLIC LIBRARY - 035 MUHLENBERG BRANCH LIBRARY

Asset #: 13350

Architecture		Current I	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
xterior								
Exterior Walls								
Masonry: Brick	65%	2-4	\$11,900	LIFE	* *	5	\$6,800	
		_	ht, Area Affected :		F 1			
		: Various	Locations - East A					
Masonry: Granite	5%			LIFE	* *	5	\$400	
Masonry: Limestone	25%	4+	\$36,700	LIFE	* *	5	\$2,000	
	_	_	, Extent : Moderate	, Area Ą	ffected : 30%			
	Location	: Street Fo	acade					
Metal Panel	5%			2048	* *	5-10	\$3,600	
Windows								
Aluminum	15%			2044	* *	5	\$600	
Steel	60%			2027	\$144,200	5	\$30,000	
Wood	25%			2036	* *	5	\$10,000	
Parapets								
Masonry: Brick	60%			LIFE	* *	5	\$400	
Masonry: Limestone	30%	4+	\$2,300	LIFE	* *	5	\$200	
	_	-	, Extent : Moderate ive Cornice - Street	-	-			
M . 1 G . /F		. Decorui	ive Cornice - Sireei	, ,	**	7.10	Φ200	
Metal: Cage/Fence	5%			2033	* *	5-10	\$300	
Slate	5%	:: E1	Estant Mad	LIFE		5		
			nents, Extent : Mod Stones - North Fact		ea Ajjectea : 15%			
			d, Extent : Moderai		Affacted , 200/			
			stones - North Fact		4 <i>јјес</i> њи . 2070			
Roof								
Metal Panel	10%			2033	* *	10	\$1,500	
Modified Bitumen	90%	0-2	\$11,800	2033	* *	10	Ψ1,000	
	Debris Pr	esent, Exte	nt : Moderate, Arec oof Atop Apartmen	a Affected	d : 20%			
	Drains Inc		, Extent : Moderate		ffected : 25%			
	Ponding, I		oderate, Area Affec	ted : 20%	6			
nterior								

Interior

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

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

NEW YORK PUBLIC LIBRARY - 035 MUHLENBERG BRANCH LIBRARY

Asset #: 13350

Architecture		Current I	Repair	Futui	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors Carpet	Worn/Eroc		\$181,000 : Moderate, Area . out 1st And 2nd Fl		\$181,000 : 50%	3	\$18,500	
Cast in Place Concrete	5%			LIFE	* *	5	\$2,200	
Ceramic Tile		2-4 Crumbling, : Through	\$1,100 Extent : Light, Ard out	2024 ea Affect	\$22,900 ed : 10%	5	\$500	
Marble Panels	_	2-4 Crumbling, : Through	\$8,600 Extent : Light, Ard out	LIFE ea Affect	* * ed : 10%	5	\$1,500	
Vinyl Tile	_	2-4 Crumbling, : Through	\$2,000 Extent : Light, Are out	2028 ea Affect	\$20,100 ed : 20%	3	\$800	
Wood			Extent : Moderate, nt And 3rd Floor Ap			5	\$3,900	
Interior Walls								
Glass: Single Pane Gypsum Board	_	2-4 Crumbling, : Through	\$1,300 Extent : Light, Are	LIFE LIFE ea Affect	** ** ed : 10%	5 5	\$1,300 \$3,200	
Plaster	50%			LIFE	* *	5	\$5,300	
Plaster	25% Cracking/C Location Paint Peel	Crumbling, : Basemer ing, Extent	\$16,200 Extent : Moderate at, Vacant Custodia : Moderate, Area at, Vacant Custodia	LIFE , Area A ins Apara Affected	tment : 25%	5	\$2,600	
Wood	5%			LIFE	* *	5	\$7,000	
Ceilings AcousTileSusp.Lay-In Masonry:Vault Struct	Water Pen		\$13,800 Extent : Severe, Area			5	\$3,100	
		: Sidewall	Vault In Basemen		Water And Electric			
Plaster Plaster	10% 57%			LIFE LIFE	* *	5 5	\$1,300 \$7,300	
Plaster	10% Cracking/C Location Paint Peel	: Vacant (ing, Extent	\$9,300 Extent : Moderate Custodians Apartma : Severe, Area Affi Custodians Apartma	LIFE e, Area A ent ected : 5		5	\$1,300	
Site Pavements								
Public Sidewalk Cast in Place Concrete	Cracking/0	_	\$8,400 Extent : Moderate At West 23rd Stre	-	-			

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

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

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

NEW YORK PUBLIC LIBRARY - 035 MUHLENBERG BRANCH LIBRARY

Asset #: 13350

Architecture	Curre	Current Repair		Future Replacement		Maintenance	
System Component Type	% of Fail Da Total (Year	te Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Pavements Activity Yard							
Not Accessible	100%						

Electrical	Current Repair	Future Re	placement	М		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Esti FY	mated Cost	Cycle (Yrs)	Estimated Cost	Priority
Jnder 600 Volts						
Service Equipment Fused Disc Sw	100% Other Observation, Extent: Moderate,	2038 Area Affected	**	5	\$100	
	Location : Electrical Room Explanation : Main Service Disconne	ct Switch Rate	d At 800 Amn	eres		
Switchgear / Switchboard	Explanation . Main Service Disconne	et Switch Rate	111 000 11mp	cres.		
Fused Disc Sw	100% Other Observation, Extent: Moderate, Location: Electrical Room	2038 Area Affected	**	5	\$100	
	Explanation: 1- Vertical Section					
Raceway Conduit	100%	2038	* *	1		
Panelboards Fused Disc Sw	5%	2036	* *	5		
Molded Case Bkrs	95%	2036	* *	5	\$300	
Wiring Thermoplastic	100%	2038	* *	1	****	
Motor Controllers Locally Mounted	100%	2033	* *	5	\$100	
Ground Grounding Devices Not Accessible	100% Other Observation, Extent : Light, Area Location : Basement Explanation : Located In The Crawls		í			
ighting						
Interior Lighting Fluorescent	90% T-8 Lamps And Fixtures, Extent : Mode Location : Throughout The Building	2028 erate, Area Affo	\$142,300 ected : 100%	10	\$11,300	
Fluorescent	5% Compact Fluorescent Light, Extent : M Location : Hallways	2033 Toderate, Area	* * Affected : 100	10	\$600	
Fluorescent	5% T-5 Lamps And Fixtures, Extent: Light Location: Offices	2033 t, Area Affected	* * ! : 100%	10	\$600	
Egress Lighting						
Emergency, Battery Exit, LED	50% 50%	2028 2043	\$10,700 * *	10 1	\$1,700	

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

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

NEW YORK PUBLIC LIBRARY - 035 MUHLENBERG BRANCH LIBRARY

Asset #: 13350

Electrical	Current Repair Future Replacement		M				
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Lighting							
Exterior Lighting							
HID	10%	2028	\$6,000	10			
No Component	90%						
Alarm							
Security System							
No Component	80%						
Generic	20%	2028	\$9,600	1	\$1,000		
	Other Observation, Extent: Moderate, Area Affected: 100%						
	Location : Hallways						
	Explanation: Intrusion Alarm Only;	Motion Sen	isors				
Fire/Smoke Detection							
Generic, Digital	100%	2028	\$163,600	1-3	\$8,500		
_	Other Observation, Extent : Moderate, Area Affected : 100%						
	Location: Throughout The Building						
	Explanation: Strobe Lights, Manual	Pull Station	ns, Alarm Bells A	nd Horns	5		

Mechanical	Current Repair	Futur	e Replacement	M		
System Component Type	% of Fail Date Estimated Total (Years)	Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating						
Energy Source						
Natural Gas	100%	2038	* *	1		
Conversion Equipment						
Hot Water Boiler	100%	2033	* *	1	\$6,800	
	Other Observation, Extent : Light		: 100%			
	Location: Basement Boiler Roc	om				
	Explanation: 1 Unit					
Distribution						
Hot Wtr Piping/Pump	100%	2036	* *	4	\$700	
Terminal Devices						
Air Handler	60%	2028	\$124,800	1	\$5,100	
Convector/Radiator	40%	2026	\$31,700	1	\$1,800	
Air Conditioning						
Energy Source						
Electricity	100%	2036	* *	1		
Conversion Equipment						
Exterior Pkg Unit -	50%	2023	\$59,900	2	\$400	
Cooling						
	R-22 Refrigerant, Extent: Light,	Area Affected :	50%			
	Location : 1 Unit, Roof					
Split Unit	40%	2023	\$126,300			
-	R-22 Refrigerant, Extent: Light,	Area Affected :	40%			
	Location: 2 Units, Roof					
No Component	10%					

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

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

NEW YORK PUBLIC LIBRARY - 035 MUHLENBERG BRANCH LIBRARY

Asset #: 13350

Mechanical		Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning							
Terminal Devices							
Air Handler/Dir	40%		2028	\$59,500	1		
Expansion							
No Component	60%						
Heat Rejection							
Air Cooled Condenser	40%		2028	\$10,700	2	\$3,800	
Unit							
No Component	60%						
Ventilation							
Distribution							
Ductwork/Diffusers	100%		LIFE	* *	2-5	\$7,700	
Exhaust Fans							
Interior	50%		2028	\$26,300	2	\$200	
Roof	50%		2023	\$12,300	2	\$200	
Plumbing							
H/C Water Piping							
Brass/Copper	100%		2038	* *	1		
Water Heater							
Gas Fired	100%		2023	\$9,000	2	\$200	
Sanitary Piping							
Cast Iron	100%		LIFE	* *	1		
Storm Drain Piping							
Cast Iron	100%		LIFE	* *	1		
Fixtures							
Generic	100%						
Vertical Transport							
Elevators							
Hydraulic	100%		LIFE	* *			
		ervation, Extent : Light, Area	Affectea	! : 100%			
		: Basement To 3rd Floor					
	Explana	tion : One Unit					

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

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

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

Print Date: 12-Sep-2019 **NEW YORK PUBLIC LIBRARY - FY 2020**

Asset Name : NEW DORP BRANCH LIBRARY

Address : 309 NEW DORP LANE @ CLAWSON ST.

Borough : STATEN ISLAND Agency's Number : N01

Area Sq Ft : 12,000 Project Type : NEW YORK PUBLIC LIBRARY

Date of Survey : 21-Mar-2016 Landmark Status : NONE

Areas Surveyed : Roof, Floors 1

Block : 3643 Lot : 5 BIN : 5052750

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$483,400	
Total	\$483,400	
Importance Code A	\$483,400	
Total	\$483,400	

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$6,400	\$600		
Interior Architecture	\$300		\$1,400	
Electrical	\$200	\$12,800	\$400	\$200
Mechanical	\$700	\$800	\$1,600	\$800
Total	\$7,600	\$14,100	\$3,500	\$1,000
Importance Code A	\$7,100	\$1,100	\$600	\$600
Importance Code B	\$600	\$13,000	\$2,800	\$500
Importance Code C				
Total	\$7,600	\$14,100	\$3,500	\$1,000



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

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

NEW YORK PUBLIC LIBRARY - 035 NEW DORP BRANCH LIBRARY

Asset #: 13351

Architecture		Current I	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls	4007					_	0.5.400	
Masonry: Brick Cavity	40%			LIFE	* *	5	\$6,400	
Metal/Glass Curt Wall	25%		# 100	LIFE	* *	5	\$7,500	
Metal Panel	15%		\$400	2047	**	5	\$4,500	
			xtent : Light, Area lition - Above Mair					
Slate Panels	15%		110010 111411	LIFE	* *	5	\$1,800	
Weathering Steel	13% 5%		\$1,100	LIFE	* *	1	\$1,000	
weathering steel	Staining/L		Extent : Light, Ar			1		
Windows								
Aluminum	Unit Inope		\$4,900 ent : Moderate, Are nt Windows	2043 ea Affecte	* * ed : 25%	5	\$600	
Parapets								
Masonry: Brick	35%			LIFE	* *	5	\$700	
Metal Panel	15%			2037	* *	5	\$1,100	
No Component	50%							
Roof Modified Bitumen		Now Extent : Mod	\$483,400 lerate, Area Affect	2037 ed : 30%	* *			
	Location	: Through	out					
			ent : Moderate, Are	ea Affecte	ed : 50%			
		: Through						
	_	Extent : Mo : Through	derate, Area Affec out	ted : 25%	6			
		Extent : Mod : Through	derate, Area Affect out	ed : 20%	Ó			
		_	xtent : Moderate, A	Area Affe	cted : 25%			
	Location	: At Drain	s And Roof Penetr	ations				
nterior								
Floors								
Cast in Place Concrete	3%		\$300	LIFE	* *	5	\$1,200	
		_	: Moderate, Area out Mechanical Ro	00	: 100%			
Granite Panels	7%			LIFE	* *	5	\$900	
Vinyl Tile	65%			2032	* *	3	\$4,300	
Wood	25%			2055	* *	5	\$8,200	
Interior Walls								
Concrete Masonry Unit				LIFE	* *	5	\$2,500	
Glass Block	10%			LIFE	* *			
Gypsum Board	15%			LIFE	* *	5	\$900	
Plaster	15%			LIFE	* *	5	\$500	

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

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

NEW YORK PUBLIC LIBRARY - 035 NEW DORP BRANCH LIBRARY

Asset #: 13351

Architecture		Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior							
Ceilings							
AcousTileSusp.Lay-In	85%		2040	* *	5	\$14,900	
Exposed Struc: Steel	5%		LIFE	* *			
Gypsum Board	5%		LIFE	* *	5	\$1,100	
Plaster	5%		LIFE	* *	5	\$500	

Electrical	Current Repair	Future Replaceme	nt	M	aintenance	
System Component Type	% of Fail Date Estimated C Total (Years)	Cost Year Estimated C FY	Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2047	* *	5	\$100	
	Other Observation, Extent: Moder	ate, Area Affected : 100%				
	Location : Electrical Room	Main Diagrams of Conidals				
C'4-1 / C'4-11 1	Explanation: One 1200 Ampere	Main Disconnect Switch				
Switchgear / Switchboard Fused Disc Sw	100%	2047	* *	5	\$100	
	10076	2047		3	\$100	
Raceway Conduit	100%	2047	* *	1		
Panelboards	10070	2047		1		
Fused Disc Sw	5%	2043	* *	5		
Molded Case Bkrs	95%	2043	* *	5	\$300	
Wiring		2013			Ψ300	
Thermoplastic	100%	2047	* *	1		
Motor Controllers						
Locally Mounted	100%	2040	* *	5	\$100	
Ground						
Grounding Devices						
Generic	100%	LIFE	* *	5	\$200	
Lighting						
Interior Lighting						
Fluorescent	90%	2032	* *	10	\$9,900	
	Other Observation, Extent: Moder					
	Location: Throughout The Builds	ng				
F1	Explanation: Using T8 Lamps	2022	-11-	1.0	#1 100	
Fluorescent	10%	2032	* *	10	\$1,100	
	Compact Fluorescent Light, Extent	-	: 100	1%0		
E I '. 14'	Location: Throughout The Build	ng				
Egress Lighting Emergency, Battery	50%	2032	* *	10	¢1 400	
Emergency, Battery Exit, Service	50%	2032	**	10	\$1,400	
Exterior Lighting	3070	2032		1		
HID	100%	2032	* *	10		
All	10070	2032		10		

Alarm

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

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

NEW YORK PUBLIC LIBRARY - 035 NEW DORP BRANCH LIBRARY

Asset #: 13351

Electrical	Cu	rrent Repair	Futur	e Replacement	M	aintenance	
System Component Type		Date Estimated Cost ears)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Alarm							
Security System							
No Component	80%						
Generic	20%		2037	* *	1	\$900	
Fire/Smoke Detection							
No Component	80%						
Generic, Digital	20%		2032	* *	1-3	\$1,500	

Mechanical	Current	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating	•		•				
Energy Source							
Electricity	5%		2047	* *	1		
Natural Gas	95%		2047	* *	1		
Conversion Equipment							
Furnace	95%		2027	\$26,600	1	\$5,600	
	Other Observation, I	Extent : Moderate, A	Area Affe	ected : 100%			
	Location: Roof						
	Explanation: 3 Un	its					
Radiant Heater	5%		2027	\$10,500	2	\$300	
Terminal Devices							
Convector/Radiator	5%		2032	* *	1	\$200	
No Component	95%						
Air Conditioning							
Energy Source	1000/		• • • •	* *			
Electricity	100%		2043	* *	1		
Conversion Equipment	1000/		2022	* *	2	6700	
Ext Pkg Unit -	100%		2032	ጥ ጥ	2	\$700	
Heating/Cooling	R-22 Refrigerant, Ex	rtant : Modarata Ar	aa Affaa	tad : 100%			
	Location : Roof	ieni . Moderdie, Ar	еи Ајјес	eu . 100/0			
Ventilation							
Distribution							
Ductwork/Diffusers	100%		LIFE	* *	2-5	\$6,700	
Exhaust Fans						*	
Roof	100%		2032	* *	2	\$400	
Plumbing							
H/C Water Piping	1000/		• • • •	* *			
Brass/Copper	100%		2047	* *	1		
Water Heater	1000/		2025	Φ7.200	2	#200	
Gas Fired	100%		2025	\$7,300	2	\$200	
Sanitary Piping	1000/		LIPP	* *	1		
Cast Iron	100%		LIFE	T T	1		
Storm Drain Piping	1000/		LIPP	* *	1		
Cast Iron	100%		LIFE	***	1		

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

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

NEW YORK PUBLIC LIBRARY - 035 NEW DORP BRANCH LIBRARY

Asset #: 13351

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

100%

Generic

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

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

Print Date: 12-Sep-2019 **NEW YORK PUBLIC LIBRARY - FY 2020**

Asset Name : NYPL SERVICES CENTER
Address : 31-11 THOMSON AVENUE

Borough : QUEENS Agency's Number : N/A

Area Sq Ft : 148,207 Project Type : NEW YORK PUBLIC LIBRARY

Date of Survey : 15-Apr-2016 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,2,3,PEN

Block : 275 Lot : 7501 BIN : 4003522

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$308,300	\$105,100
Interior Architecture	\$319,700	\$404,500
Electrical		\$135,900
Mechanical	\$89,600	\$1,598,200
Total	\$717,600	\$2,243,700
Importance Code A	\$308,300	\$105,100
Importance Code B	\$409,300	\$2,096,700
Importance Code C		\$41,900
Total	\$717,600	\$2,243,700

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$5,700	\$2,500	\$15,500	\$8,100
Interior Architecture		\$33,300	\$2,800	
Electrical	\$21,900	\$27,400	\$25,300	\$30,700
Mechanical	\$82,000	\$22,500	\$90,300	\$24,100
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Total	\$117,500	\$93,600	\$141,800	\$70,800
Importance Code A	\$13,100	\$9,900	\$23,200	\$15,400
Importance Code B	\$104,500	\$83,700	\$118,600	\$55,400
Importance Code C				
Total	\$117,500	\$93,600	\$141,800	\$70,800



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

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

Asset #: 14502

Architecture	Current Repai	r Futu	e Replacement	M	aintenance	
System Component Type	% of Fail Date Esti Total (Years)	mated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
xterior						
Exterior Walls				_		
Cast in Place Concrete	12%	LIFE	* *	5	\$45,000	
Masonry: Brick Cavity	80% 2-4 Efflorescence, Extent: Lig	\$238,100 LIFE		5	\$60,000	
	Location : Mechanical P)			
	Expansion Int Failure, Ex. Location: East Facade		cted : 10%			
	Jnt Mortar Miss/Erod, Ext Location : All Facades	ent : Light, Area Affec	eted : 15%			
	Patching Evident, Extent:	Light, Area Affected .	20%			
	Location : All Facades		,			
	Spalling, Extent: Moderate					
	Location: North And Ea Water Penetration, Extent	_				
	Location: Loading Dock	0	. 570			
Masonry: Marble	1%	LIFE	* *	5	\$600	
Metal Sect. OHD	5%	2044	* *	5	\$11,700	
Pre-Cast Concrete	2%	LIFE	* *	5	\$4,900	
Windows						
Aluminum	100%	2049	* *	5	\$4,400	
Parapets	50/	LIEE	* *	-	Ø4 100	
Cast in Place Concrete	5% 5%	LIFE LIFE	* *	5	\$4,100	
Concrete Masonry Unit Masonry: Brick Cavity	73% 4+	\$5,700 LIFE	* *	5 5	\$500 \$5,900	
Masonry. Brick Cavity	Miss/Damaged Flashings,			3	\$3,900	
	Location: Throughout	Extent : moderate, m	ca nyeerea . 1070			
Metal Panel	5%	2047	* *	5	\$1,600	
Metal Rail	2%	2032	* *	5-10	\$2,900	
Pre-Cast Concrete	10%	LIFE	* *	5	\$5,100	
Roof						
Cast in Place Concrete	97% Now	\$70,200 LIFE	* *			
	Cracking/Crumbling, Extent : Light, Area Affected : 10% Location : Throughout Parking Area					
	Caulking Deteriorated, Ex Location: Throughout P		Affected: 15%			
	Water Penetration, Extent		ed : 5%			
	Location : At Roof Penet					
Roll Roofing	3%	2023	\$13,000	5	\$5,000	
terior			* *			

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

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

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

NEW YORK PUBLIC LIBRARY - 035 NYPL SERVICES CENTER

Asset #: 14502

Architecture		Current Repair	Futui	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nterior							
Floors							
Carpet	30%		2028	\$898,600	3	\$99,800	
Cast in Place Concrete	25%		LIFE	* *	5	\$121,300	
	Other Obs	ervation, Extent : Light, Are	a Affectea	! : 100%			
	Location	: Throughout					
	Explanat	ion : Epoxy Coating					
Sheet Vinyl/Rubber	35%		2035	* *	5	\$116,500	
Vinyl Tile	10%		2035	* *	3	\$8,300	
Interior Walls							
Concrete Masonry Unit	50%		LIFE	* *	5	\$28,000	
Gypsum Board	50%		LIFE	* *	5	\$41,900	
Ceilings							
AcousTileConcealSpLn	40%		2044	* *	5	\$110,900	
Exposed Concrete	35%	Now \$264,300	LIFE	* *	5	\$12,100	
-	Water Pen	etration, Extent : Moderate,	Area Affe	ected : 5%			
	Location	: At Trench Drain From Ra	mp Above				
Gypsum Board	25%		LIFE	* *	5	\$69,300	

Electrical	Current R	epair Futui	e Replacement	t Maintenance			
System Component Type	% of Fail Date Total (Years)	Estimated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Under 600 Volts							
Service Equipment							
Fused Disc Sw	100%	2053	* *	5	\$600		
	Other Observation, Ex	tent : Moderate, Area Affe	ected : 100%				
	Location : Electrical	Room					
	Explanation: Main S	Service Disconnect Switch	Rated At 4000 Am	peres.			
Switchgear / Switchboard							
Fused Disc Sw	100%	2053	* *	5	\$600		
Raceway							
Conduit	100%	2053	* *	1			
Panelboards							
Fused Disc Sw	10%	2049	* *	5	\$300		
Molded Case Bkrs	90%	2049	* *	5	\$3,500		
Wiring							
Thermoplastic	100%	2053	* *	1			
Motor Controllers							
Locally Mounted	5%	2044	* *	5	\$100		
Variable Frequency	95%	2044	* *				
Drive							
Ground							
Grounding Devices							
Generic	100%	LIFE	* *	5	\$2,200		
Stand-by Power							
Transfer Switches							
Automatic	100%	2044	* *	1	\$45,600		

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

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

Asset #: 14502

Electrical	Current Repair	Future Replacement		ent Maintenance			
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Stand-by Power							
Generators	1000/	• • • •	4. 4.		A 400		
Diesel	100% Other Observation, Extent: Moderate, . Location: Roof Explanation: Emergency Generator F	-		1	\$57,400		
Batteries							
Lead/Acid	100%	2022	\$1,600	5	\$5,500		
Fuel Storage							
Day Tank	50%	2049	* *	5	\$13,700		
	Other Observation, Extent: Moderate, Location: Generator Room/Roof Explanation: 150 Gallon Rated Capa	-	ected : 100%				
Main Tank	50%	2062	* *	5	\$2,200		
nam ram	Other Observation, Extent : Moderate, . Location : Basement	Area Affe	ected : 100%	3	<i>\$2,200</i>		
r · 1	Explanation: 1250 Gallon Rated Cap	acity					
Lighting							
Interior Lighting Fluorescent	75%	2035	* *	10	\$101,900		
Tuorescent	T-5 Lamps And Fixtures, Extent : Mode Location : Throughout The Building		a Affected : 100%	10	\$101,900		
Fluorescent	25% Compact Fluorescent Light, Extent: Mo Location: Throughout The Building	2035 oderate, 2	* * Area Affected : 100	10	\$34,000		
Egress Lighting							
Emergency, Service	50%	2035	* *	1			
Exit, LED	50%	2062	* *	1			
Exterior Lighting							
HID	10%	2035	* *	10			
LED	10%	2035	* *				
No Component	80%						
Alarm							
Security System							
No Component	40%						
Generic	60%	2035	* *	1	\$33,200		
	Other Observation, Extent : Moderate, Location : Hallways, Storage Areas A Explanation : CCTV Surveillance Can	nd Outsi	de				
Fire/Smoke Detection							
Generic, Digital	100%	2035	* *	1-3	\$91,300		
	Other Observation, Extent : Moderate, Area Affected : 100% Location : Throughout The Building						
	Explanation: Strobe Lights, Manual I	Pull Stati	ons, Alarm Bells, H	Horns, Sn	noke Detectors		

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

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

Asset #: 14502

Mechanical	Current F	Repair	Future	Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating							
Energy Source							
Natural Gas	100%		2053	* *	1		
Conversion Equipment				de de		****	
Furnace	50% Other Observation, E. Location: Roof Explanation: 2 Roo			* *	1	\$36,600	
Hot Water Boiler	50% Other Observation, E Location: 3rd Floo. Explanation: 4 Uni	r Mechanical Room		**	1	\$36,600	
Distribution	_						
Hot Wtr Piping/Pump	50%		2049	* *	4	\$5,500	
No Component	50%						
Terminal Devices							
Air Handler	70%		2035	* *	1	\$64,200	
Convector/Radiator	10%		2040	* *	1	\$4,800	
Fan Coil Unit/Heat	20%		2035	* *	1	\$9,600	
Air Conditioning							
Energy Source							
Electricity	100%		2049	* *	1		
Conversion Equipment Int Pkg Unit - Heating/Cooling	20%		2031	* *	2	\$1,800	
	Other Observation, E. Location : 2nd Floo	r Mechanical Room		20%			
	Explanation: 2 Uni	ts. R-410a.					
Int Pkg Unit - Heating/Cooling	50% R-22 Refrigerant, Ext	ant : Light Area A	2028	\$1,561,500	2	\$4,500	
	Location: 8 Units.			0070			
Ext Pkg Unit - Heating/Cooling	30%		2035	* *	2	\$2,700	
Treating/Cooling	Other Observation, E. Location : Roof	xtent : Light, Area	Affected :	30%			
	Explanation: 2 Pac	kage Units. R-407	2.				
Heat Rejection							
Air Cooled Condenser Unit	30%		2035	* *	2	\$31,000	
Water Cooling Tower	70% Other Observation, E. Location: Roof Explanation: 1 Uni		2031 Affected :	**	2	\$104,400	

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

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

Asset #: 14502

Mechanical	Current Repair	Future Repl	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estimate Total (Years)	d Cost Year Estin FY	nated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning		•				
Dehumidifier						
No Component	60%					
Generic	40%	2031	* *			
	Other Observation, Extent : Lig					
	Location: 3rd Floor Mechani	cal Room				
Ventilation	Explanation: 2 Units					
Distribution						
Distribution Ductwork/Diffusers	100%	LIFE	* *	2-5	\$82,600	
Exhaust Fans	10070	LIFE		2-3	\$62,000	
Interior	50%	2035	* *	2	\$2,300	
Roof	50%	2035	* *	2	\$2,300	
Plumbing	3070	2033			\$2,500	
H/C Water Piping						
Brass/Copper	100%	2053	* *	1		
Water Heater	10070	2000				
Gas Fired	100% Now \$2	6,900 2022	\$89,600	2	\$1,700	
Gus i neu	Other Observation, Extent : Sev	,		-	Ψ1,700	
	Location : 3rd Floor Mechani		•			
	Explanation : Leaking Consta	ntly With Multi-defects.				
Sanitary Piping	7					
Cast Iron	100%	LIFE	* *	1		
Storm Drain Piping						
Cast Iron	100%	LIFE	* *	1		
Sump Pump(s)						
Non-Submersible	100%	2032	* *	4	\$3,100	
Sewage Ejector(s)						
Electric	100%	2035	* *	4	\$5,900	
Backflow Preventer						
Generic	100%	2035	* *	1	\$9,100	
Fixtures						
Generic	100%					
Vertical Transport						
Elevators						
Hydraulic	100%	LIFE	* *			
	Other Observation, Extent : Lig					
	Location: 2 Units From Baser 1 Unit From Basement To Roc Explanation: 4 Units		1 Unit Fro	m Basem	ent To 3rd Floor,	
Fire Suppression	^					
Standpipe						
Generic	100%	2053	* *	1-5	\$74,700	
Sprinkler					-	
Generic	100%	2053	* *	1-2	\$41,500	

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

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

Print Date: 12-Sep-2019 NEW YORK PUBLIC LIBRARY - FY 2020

Asset Name : OTTENDORFER BRANCH LIBRARY

Address : 135 SECOND AVE. E. EIGHT ST. - ST. MARKS PLACE

Borough : MANHATTAN Agency's Number : O03
Program / Asset # : NPL0O03.000 / 13355 Yr Built/Renovated : 1884 /

Area Sq Ft : 8,332 Project Type : NEW YORK PUBLIC LIBRARY

Date of Survey : 10-Jul-2013 Landmark Status : INTERIOR & EXTERIOR LANDMARK

Areas Surveyed : Basement, Roof, Floors 1,3,4

Block : 464 Lot : 37 BIN : 1079841

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$131,700	\$178,600
Interior Architecture	\$47,200	
Electrical	\$55,400	\$67,200
Mechanical		\$48,100
Total	\$234,300	\$293,800
Importance Code A	\$131,700	\$178,600
Importance Code B	\$102,600	\$115,200
Total	\$234,300	\$293,800

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$38,700			
Interior Architecture	\$28,500		\$64,500	\$2,300
Electrical	\$36,400	\$300	\$200	\$16,400
Mechanical	\$21,300	\$1,200	\$1,400	\$2,900
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$128,800	\$5,400	\$70,000	\$25,400
Importance Code A	\$39,500	\$800	\$800	\$800
Importance Code B	\$84,700	\$4,600	\$68,700	\$24,600
Importance Code C	\$4,600		\$500	
Total	\$128,800	\$5,400	\$70,000	\$25,400



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

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

Asset #: 13355

rchitecture	Current Repair	Future Replacement	Maintenance	
ystem Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority
terior				
Exterior Walls Masonry: Brick	25% 2-4 \$46,500	LIFE **	5 \$4,400	
Masomy, Brick	Cracking/Crumbling, Extent : Light, Ar Location : Throughout	rea Affected : 20%	<i>y</i> 1,100	
	Water Penetration, Extent : Light, Area Location : Throughout	Affected: 5%		
Masonry: Brick	75% Now \$22,900 Int Mortar Miss/Erod, Extent : Modera Location : First Floor Level West Fac	cade	5 \$13,200	
	Water Penetration, Extent : Moderate, Location : First Floor And Basement	Area Affected : 30%		
Windows				
Aluminum	35% 2-4 \$6,900 Cracking/Crumbling, Extent : Light, Ar Location : Throughout	2040 ** rea Affected : 20%	5 \$400	
Wood	40% 2-4 \$2,600 Broken/Missing Elements, Extent : Light Location : Throughout	2023 \$26,500 nt, Area Affected : 20%	5 \$4,100	
Wood	25% 0-2 \$16,600 Deteriorated Finish, Extent: Moderate Location: Throughout	2049 * * , Area Affected : 40%	5 \$2,600	
	Dry Rot/Decay, Extent : Moderate, Are Location : Throughout	a Affected : 40%		
Parapets				
Metal Cornice	30% 2-4 \$4,600 Broken/Missing Elements, Extent : Light Location : Throughout	2039 ** nt, Area Affected : 20%		
No Component	70%			
Roof				
Modified Bitumen	98% 2-4 \$35,700 Broken/Missing Elements, Extent : Moc Location : Throughout	2029 \$178,600 lerate, Area Affected : 30%		
Skylight, Metal/Glass	2% 2-4 \$7,900 Broken/Missing Elements, Extent: Light Location: Throughout	2034 ** nt, Area Affected : 20%		

Interior

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

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

Asset #: 13355

rchitecture	Current Repair		Futur	Future Replacement		Maintenance	
ystem Component Type	% of Fail D Total (Year	ate Estimated Cost 's)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
terior							
Floors	250/ 2.4	06.400	2022	064.000	2	Φ.C. 7 00	
Carpet	35% 2-4	\$6,400 ct Damage, Extent : Li	2023	\$64,000	3	\$6,500	
	Location : Thro		gni, Arec	і Ајјестеа : 20%			
Cast in Place Concrete	5%		LIFE	* *	5	\$1,400	
Ceramic Tile	5% 4+	\$1,400	2033	* *	5	\$300	
	Cracking/Crumbl Location : Thro	ing, Extent : Light, Ard ughout	ea Affect	ed : 10%			
Vinyl Tile	5%		2021	\$6,100	3	\$300	
Wood	50% Now	\$47,200	2039	* *	5	\$5,800	
	Dry Rot/Decay, E	xtent : Moderate, Ared	a Affecte	d : 5%			
	Location : Third	l Floor And Basement	Stairs				
Interior Walls							
Cast in Place Concrete	5%		LIFE	* *			
Ceramic Tile	5%		2033	* *	5	\$1,000	
Gypsum Board	5% 2-4 Cracking/Crumbl	\$200 ing, Extent : Light, Ar	LIFE ea Affect	* * ed : 10%	5	\$600	
	Location : Thro		33				
Masonry: Brick	5% 0-2	\$4,300	LIFE	* *			
Ž	Cracking/Crumbl Location : Thro	ing, Extent : Light, Ard ughout	ea Affect	ed : 10%			
Plaster	80%		LIFE	* *	5	\$4,600	
Ceilings						· · · · · · · · · · · · · · · · · · ·	
AcousTileSusp.Lay-In	10% 2-4	\$600	2037	* *	5	\$600	
	Cracking/Crumbl Location : Thro	ing, Extent : Light, Ard ughout	ea Affect	ed : 10%			
Plaster	80% Now		LIFE	* *	5	\$6,200	
i iastei		ing, Extent : Moderate		ffected : 10%	J	ψ0,200	
	Loose/Delam Sur	face, Extent : Moderat	te, Area A	Affected : 30%			
		ughout Third Floor					
Plaster	10% Now	. ,	LIFE	* *	5	\$800	
		n, Extent : Moderate, A		ected : 30%			
	Location : First	Floor And Second Flo	oor				

Electrical		Current Repair	Futu	re Replacement	M	aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts Service Equipment							

Fused Disc Sw 100% 2034

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

Location: Electrical Room Explanation: One 800 Amperes

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

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

Asset #: 13355

Electrical		Current Repair	Futur	e Replacement	M	aintenance	
System Component Type		Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts							
Switchgear / Switchboard							
Fused Disc Sw	100%		2034	* *	5		
Raceway	1000/		2024	* *			
Conduit	100%		2034	* *	1		
Panelboards	200/		2040	* *	-	¢100	
Molded Case Bkrs Molded Case Bkrs	30% 70%		2040 2032	* *	5 5	\$100 \$200	
	70%		2032			\$200	
Wiring Braided Cloth	20%	2-4 \$6,400	2049	* *	1		
Braided Clour	Insulation A Location : Other Obse Location :	2-4 \$0,400 lged, Extent : Moderate, Are Third Floor rvation, Extent : Moderate, 2 Third Floor on : Third Floor Not Occupi	a Affecte Area Affe	ed : 100%	1		
Thomsonlostic		n . Third Floor Noi Occupi		* *	1		
Thermoplastic	30% 50%		2044 2034	* *	1 1		
Thermoplastic Motor Controllers	30%		2034		1		
Locally Mounted	100%		2029	\$17,400	5	\$100	
Ground	10070		2029	\$17,400		\$100	
Grounding Devices Generic	Location :	rvation, Extent : Moderate, 2 Basement on : Water Main	LIFE Area Affe	* * ected : 100%	5	\$100	
Lighting							
Interior Lighting							
Fluorescent	70%		2029	\$67,200	10	\$5,300	
	Location :	rvation, Extent : Light, Area First And Second Floors on : Using T-5 And T-8	Affected	! : 100%			
Fluorescent	20%		2024	\$19,200	10	\$1,500	
	Location :	rvation, Extent : Light, Area Basement on : Using T-8	Affected	! : 100%			
HID	3%		2024	\$2,000	10		
Incandescent	7%		2024	\$6,700	2		
Egress Lighting							
Emergency, Service	70%		2029	\$3,300	1		
Exit, LED	30%		2052	* *	1		
Exterior Lighting HID	100%		2024	\$36,200	10		
Alarm							
Security System							
No Component	80%						
Generic	20%		2024	\$5,800	1	\$600	

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

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

Asset #: 13355

Electrical	Current	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Fail Dat Total (Years)	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Alarm							
Fire/Smoke Detection							
No Component	70%						
Generic	30%		2021	\$29,800	1-3	\$1,600	

Mechanical	Current Re	pair	Future Replacement		Maintenance		
System Component Type	% of Fail Date E Total (Years)	stimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating							
Energy Source							
Natural Gas	100%		2044	* *	1		
Conversion Equipment							
Steam Boiler	100%		2037	* *	1	\$8,300	
	Other Observation, Exte	O .	Affected	: 100%			
	Location: Basement E	Boiler Room					
	Explanation: 1 Unit						
Distribution							
Central Plant Steam	100%		2044	* *	4	\$400	
Piping/Pmp							
Terminal Devices							
Convector/Radiator	100% Now	\$4,800	2029	\$48,100	1	\$2,400	
	Leak Evident, Extent : S		cted : 50	%			
	Location : Various Ar	eas					
Air Conditioning							
Energy Source							
Electricity	100%		2032	* *	1		
Conversion Equipment							
Split Unit	15%		2029	\$28,700			
	R-22 Refrigerant, Exten	t : Light, Area A <u>f</u>	fected :	15%			
	Location: Roof						
Window/Wall Unit	40%		2021	\$7,500	1		
No Component	45%						
Terminal Devices							
Fan Coil - 2 Pipe	15%		2029	\$14,100	1	\$400	
No Component	85%						
Heat Rejection							
Dry Cooler	15%		2029	\$4,000	2	\$900	
No Component	85%			. ,		•	
Ventilation							
Distribution							
Ductwork/Diffusers	10%		LIFE	* *	2-5	\$500	
No Component	90%				-	40	
Exhaust Fans							
Roof	10%		2024	\$1,500	2		
No Component	90%			¥ - ,= 3 0	-		
Plumbing							

Plumbing

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

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

Asset #: 13355

Mechanical	Current Repair	Future Re	Future Replacement		Maintenance		
System Component Type	% of Fail Date Estimated (Total (Years)	Cost Year Est FY	imated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Plumbing							
H/C Water Piping							
Brass/Copper	100%	2034	* *	1			
Water Heater							
Electric	100%	2021	\$7,900	4	\$100		
Sanitary Piping							
Cast Iron	100%	LIFE	* *	1			
Fixtures							
Generic	100%						
Vertical Transport							
Elevators							
Hydraulic	100%	LIFE	* *				
	Other Observation, Extent: Light,	Area Affected : 10	0%				
	Location: Basement To 3rd Floo	r					
	Explanation: 1 Unit						
Fire Suppression							
Sprinkler							
No Component	95%						
Generic	5%	2034	* *	1-2	\$100		

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

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

Print Date: 12-Sep-2019 NEW YORK PUBLIC LIBRARY - FY 2020

Asset Name : PARKCHESTER BRANCH LIBRARY

Address : 1985 WESTCHESTER AVE. @PUGSLEY AVE.

Borough : BRONX Agency's Number : P01

Area Sq Ft : 14,744 Project Type : NEW YORK PUBLIC LIBRARY

Date of Survey : 05-Apr-2016 Landmark Status : NONE

Areas Surveyed : Roof, Floors 1,2

Block : 3930 Lot : 59 BIN : 2028890

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture		\$291,800
Mechanical		\$546,200
Total		\$838,100
Importance Code A		\$291,800
Importance Code B		\$546,200
Total		\$838 100

10tai \$838,100

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$29,200	\$4,600	\$1,000	
Interior Architecture	\$1,900		\$1,100	
Electrical	\$300	\$2,200	\$500	\$300
Mechanical	\$1,800	\$1,700	\$2,600	\$1,700
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$37,100	\$12,400	\$9,200	\$5,900
Importance Code A	\$29,900	\$5,300	\$1,800	\$700
Importance Code B	\$7,200	\$7,000	\$7,400	\$5,200
Importance Code C				
Total	\$37,100	\$12,400	\$9,200	\$5,900



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

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

NEW YORK PUBLIC LIBRARY - 035 PARKCHESTER BRANCH LIBRARY

Asset #: 13356

rchitecture		Current I	Repair	Future Replacement		Maintenance		
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
terior								
Exterior Walls								
Concrete Masonry Unit	40%			LIFE	* *	5	\$2,800	
Masonry: Brick Cavity	60%			LIFE	* *	5	\$6,800	
Windows								
Aluminum	85%			2043	* *	5	\$2,100	
Metal Louvers	15%			2036	* *	10	\$2,300	
Parapets								
Concrete Masonry Unit	18%			LIFE	* *	5	\$700	
Masonry: Brick Cavity	25%			LIFE	* *	5	\$900	
Metal Rail	10%			2032	* *	5-10	\$6,600	
Metal: Cage/Fence	2%			2032	* *	5-10	\$600	
Stucco Cement	5%			2032	* *	5	\$500	
No Component	40%							
Roof								
Built-Up (BUR)	Ponding, Location	: At Roof						
			xtent : Moderate, A tor Bulkhead And I					
erior					-			
Floors								
Cast in Place Concrete	10%			LIFE	* *	5	\$2,200	
Ceramic Tile	5%			2030	\$10,500	5	\$500	
Vinyl Tile	85%			2032	* *	3	\$3,300	
Interior Walls								
Ceramic Tile	5%			2030	\$24,000	5	\$800	
Concrete Masonry Unit	55%			LIFE	* *	5	\$3,600	
Gypsum Board	40%			LIFE	* *	5	\$4,000	
Ceilings								
AcousTileSusp.Lay-In	90%			2040	* *	5	\$9,800	
AcousTileSusp.Lay-In	Staining/L	Now Discoloring, a: Through	\$1,900 Extent : Moderate out	2032 e, Area A	* * ffected : 20%	5	\$500	
		netration, E 1: Through	xtent : Moderate, A out	1rea Affe	cted : 10%			

Electrical	Current Repair	Future Replacement	Ма	intenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts					
Service Equipment					
Fused Disc Sw	100%	2047 **	5	\$100	
	Other Observation, Extent: Moderate, A	Area Affected : 100%			
	Location : Electrical Room				
	Explanation: One 1200 Amperes Main	Disconnect Switch			

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

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

NEW YORK PUBLIC LIBRARY - 035 PARKCHESTER BRANCH LIBRARY

Asset #: 13356

Electrical	Current Repair	Future Replacer	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estimated Co Total (Years)	year Estimated FY	l Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts						
Switchgear / Switchboard						
Fused Disc Sw	100%	2047	* *	5	\$100	
Raceway						
Conduit	100%	2047	* *	1		
Panelboards						
Fused Disc Sw	5%	2043	* *	5		
Molded Case Bkrs	95%	2043	* *	5	\$400	
Wiring						
Thermoplastic	100%	2047	* *	1		
Motor Controllers	2007	2040	* *	_		
Locally Mounted	30%	2040	* *	5		
Variable Frequency Drive	70%	2047	* *			
Ground						
Grounding Devices						
Generic	100%	LIFE	* *	5	\$200	
Lighting					•	
Interior Lighting						
Fluorescent	80% Other Observation, Extent: Light, A Location: Throughout The Buildir Explanation: T-5 Lamps		* *	10	\$10,800	
Fluorescent	5%	2035	* *	10	\$700	
Tadreseem	Compact Fluorescent Light, Extent: Location: Throughout The Buildin	Moderate, Area Affecte	ed : 100		<i>\$700</i>	
Fluorescent	15%	2035	* *	10	\$2,000	
	T-8 Lamps And Fixtures, Extent : M Location : Throughout The Buildin	oderate, Area Affected :	100%		. ,	
Egress Lighting						
Emergency, Battery	50%	2032	* *	10	\$1,800	
Exit, Service	50%	2032	* *	1		
Exterior Lighting						
HID	100%	2032	* *	10		
Alarm Security System						
No Component	80%					
Generic	20%	2035	* *	1	\$1,100	
Fire/Smoke Detection	2070	2033		1	φ1,100	
No Component	80%					
Generic, Digital	20%	2035	* *	1-3	\$1,800	
Generic, Digital	2070	2033		1 .7	Ψ1,000	

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

Heating

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

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

NEW YORK PUBLIC LIBRARY - 035 PARKCHESTER BRANCH LIBRARY

Asset #: 13356

Mechanical	Current Repair		Future Replacement		Maintenance		
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating							
Energy Source							
Natural Gas	100%		2047	* *	1		
Conversion Equipment							
Hot Water Boiler	100%		2040	**	1	\$7,300	
	Other Observation, Ex	0	Affected	: 100%			
	Location: Mechanic						
D' + '1 + '	Explanation: 1 Unit	<u> </u>					
Distribution	1000/		2040	* *	4	¢1 100	
Hot Wtr Piping/Pump	100%		2049		4	\$1,100	
Terminal Devices	500/		2022	* *	1	\$4.600	
Air Handler Convector/Radiator	50% 50%		2032 2040	* *	1 1	\$4,600 \$2,400	
Air Conditioning	3070		2040		1	\$2,400	
Energy Source							
Electricity	100%		2043	* *	1		
Conversion Equipment	10070		2043				
Interior Pkg Unit -	100%		2028	\$546,200	2	\$900	
Cooling	10070		2020	ψ3 10,200	-	Ψ	
5	R-22 Refrigerant, Extended Location: Roof	ent : Light, Area Ą	ffected :	100%			
Ventilation							
Distribution							
Ductwork/Diffusers	100%		LIFE	* *	2-5	\$8,200	
Exhaust Fans							
Interior	60%		2032	* *	2	\$300	
Roof	40%		2032	* *	2	\$200	
Plumbing							
H/C Water Piping							
Brass/Copper	70%		2053	* *	1		
Galvanized Steel	30%		2044	* *	1		
Water Heater							
Gas Fired	100%		2025	\$8,900	2	\$200	
Sanitary Piping	1000/			ate ate			
Cast Iron	100%		LIFE	* *	1		
Storm Drain Piping	1000/		TIPE				
Cast Iron	100%		LIFE	* *	1		
Fixtures	1000/						
Generic	100%						
Vertical Transport							
Elevators	100%		LIFE	* *			
Hydraulic	100% Other Observation, E	rtant : Light Area					
	Location: 1-2	ист . ыдт, Area	11JJECIEU	. 100/0			
	Explanation: 1 Unit	<i>t</i>					
	Explanation : 1 Unit						

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

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

Print Date: 12-Sep-2019 **NEW YORK PUBLIC LIBRARY - FY 2020**

Asset Name : PELHAM BAY BRANCH LIBRARY

Address : 3060 MIDDLETOWN RD. @JARVIS AVE.

Borough : BRONX Agency's Number : P02

Area Sq Ft : 9,505 Project Type : NEW YORK PUBLIC LIBRARY

Date of Survey : 20-Apr-2016 Landmark Status : NONE

Areas Surveyed : Roof, Floors 1

Block : 5404 Lot : 2 BIN : 2074963

CAPITAL	FY 2021 - 2024	FY 2025 - 2030		
Exterior Architecture	\$232,400			
Electrical		\$100,700		
Total	\$232,400	\$100,700		
Importance Code A	\$232,400			
Importance Code B		\$100,700		
Total	\$232,400	\$100,700		

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$41,900		\$1,000	_
Interior Architecture			\$1,600	
Electrical	\$1,200	\$2,600	\$1,100	\$900
Mechanical	\$3,400	\$5,300	\$7,500	\$2,000
Total	\$46,500	\$7,900	\$11,200	\$2,900
Importance Code A	\$42,400	\$600	\$1,500	\$500
Importance Code B	\$4,100	\$7,300	\$9,700	\$2,400
Importance Code C				
Total	\$46,500	\$7,900	\$11,200	\$2,900



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

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

NEW YORK PUBLIC LIBRARY - 035 PELHAM BAY BRANCH LIBRARY

Asset #: 13357

Architecture c		Current F	Current Repair Fu		Future Replacement		Maintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls Masonry: Brick	Diagonal C Location	: South Sid	\$30,700 ent : Moderate, Ar de l, Extent : Modera			5	\$19,200	
	Location	: Through	out					
Windows Aluminum	100%			2043	* *	5	\$2,000	
Parapets								
Pre-Cast Concrete	Location Miss/Dame	: Masonry aged Copin	\$11,200 ents, Extent : Seve Screen Wall At Ro gs, Extent : Severe At Masonry Screen	ooftop Eq 2, Area A	nuipment Failed ffected : 10%	5	\$1,900	
No Component	70%							
Roof Modified Bitumen		0-2 xtent : Mod : Through	\$232,400 lerate, Area Affecto	2037 ed : 10%	**			
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	* *	5	\$1,600	
Terrazzo	5%			LIFE	* *	5	\$600	
Vinyl Tile	90%			2032	* *	3	\$4,800	
Interior Walls								
Concrete Masonry Unit	95%			LIFE	* *	5	\$6,100	
Glass: Single Pane	5%			LIFE	* *	5	\$600	
Ceilings AcousTileConcealSpLn	100%			2040	* *	5	\$17,800	
Site Enclosure								
Fence/Gates Iron Picket	100%			2047	* *			
Retaining Walls Masonry: Brick	100%			2037	* *			
Site Pavements								
On-Site Walkways Cast in Place Concrete	100%			2040	* *			

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

Under 600 Volts

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

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

NEW YORK PUBLIC LIBRARY - 035 PELHAM BAY BRANCH LIBRARY

Asset #: 13357

Electrical	Current Repair	Future	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estima Total (Years)	ted Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts						
Service Equipment Molded Case Bkrs	100% Other Observation, Extent: I Location: Electrical Room Explanation: One 500 Amp			5	\$300	
Switchgear / Switchboard	· · · ·					
Molded Case Bkrs	100%	2027	\$34,200	5	\$300	
Raceway Conduit	100%	2037	* *	1		
Panelboards Molded Case Bkrs	100%	2035	* *	5	\$300	
Wiring Thermoplastic	100%	2037	* *	1		
Motor Controllers Locally Mounted	100%	2032	* *	5	\$100	
Ground Grounding Devices Generic	100%	LIFE	* *	5	\$100	
Lighting Interior Lighting						
Fluorescent	100% T-8 Lamps And Fixtures, Extended Location: Throughout T-12 Lamps And Fixtures, Extended Location: Throughout			10	\$8,700	
Egress Lighting Exit, Service	100%	2022	\$1,400	1		
Exterior Lighting HID Incandescent	90% 10% 4+ Damaged Fixtures, Extent : N	***	\$34,200 \$3,200 ted: 100%	10 2		
Alarm	Location : Exterior Step Lig	nung				
Security System Generic	100%	2032	* *	1	\$3,600	
Fire/Smoke Detection Generic, Digital	100%	2032	* *	1-3	\$5,900	

Mechanical	Current Repair	Future Replacement	Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority
Heating				
Energy Source				
Natural Gas	100%	2047 **	1	
Conversion Equipment				
Hot Water Boiler	100%	2044 **	1 \$4,700	

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

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

NEW YORK PUBLIC LIBRARY - 035 PELHAM BAY BRANCH LIBRARY

Asset #: 13357

Mechanical	Current Repa	ir Future F	Replacement	M	aintenance	
System Component Type	% of Fail Date Esti Total (Years)	imated Cost Year E FY	stimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating						
Distribution (P.	1000/	20.42	* *	4	0.500	
Hot Wtr Piping/Pump	100%	2043	* *	4	\$500	
Terminal Devices	(00/	2025	* *	1	¢2.500	
Air Handler	60% Recent Replace Evident, E	2035		1	\$3,500	
	Location: Mechanical R		ей . 100/0			
Convector/Radiator	40%	2040	* *	1	\$1,200	
Air Conditioning	1070	2010			Ψ1,200	
Energy Source						
Electricity	100%	2043	* *	1		
Conversion Equipment						
Reciprocating	100%	2032	* *	1	\$4,400	
Compr/Chiller						
Distribution						
Ductwork/Diffusers	100%	LIFE	* *	2	\$12,400	
Terminal Devices	1000/		* *		4.5. 000	
Air Handler/Cool/Ht	100%	2035		1	\$5,900	
	Recent Replace Evident, E Location: Mechanical R		ea : 100%			
Heat Rejection	Location . Mechanical IV	.00m				
Dry Cooler	100%	2035	* *	2	\$6,600	
Dry Coolei	Recent Replace Evident, E		ed: 100%	2	\$0,000	
	Location : Rooftop	0				
Ventilation						
Distribution						
Ductwork/Diffusers	100%	LIFE	* *	2-5	\$5,300	
	Needs Cleaning, Extent: 1	Moderate, Area Affected :	100%			
	Location: Throughtout					
Exhaust Fans	400/	• • • •	** ***			
Interior	10%	2022	\$3,400	2	#200	
Roof	90%	2027	\$14,100	2	\$300	
Plumbing H/C Water Piping						
Brass/Copper	50%	2047	* *	1		
Galvanized Steel	50%	2040	* *	1		
Water Heater	3070	2010				
Gas Fired	100%	2025	\$5,700	2	\$100	
	Other Observation, Extens					
	Location: Mechanical R	Coom				
	Explanation: 1 - 40 Gal	lon				
Sanitary Piping						
Cast Iron	100%	LIFE	* *	1		
Storm Drain Piping						
Cast Iron	100%	LIFE	* *	1		
Sump Pump(s)	1000/	2027	Ø1 400	4	#200	
Non-Submersible	100%	2027	\$1,400	4	\$200	

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

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

NEW YORK PUBLIC LIBRARY - 035 PELHAM BAY BRANCH LIBRARY

Asset #: 13357

Mechanical		Current Repair	Futur	re Replacement	M	aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing							
Backflow Preventer							
No Component	95%						
Generic	5%		2032	* *	1		
Fixtures							
Generic	100%						

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

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

Print Date: 12-Sep-2019 NEW YORK PUBLIC LIBRARY - FY 2020

Asset Name : PORT RICHMOND BRANCH LIBRARY Address : 75 BENNETT ST. @HEBERTON AVE.

Borough : STATEN ISLAND Agency's Number : P03
Program / Asset # : NPL0P03.000 / 13358 Yr Built/Renovated : 1905 /

Area Sq Ft : 9,757 Project Type : NEW YORK PUBLIC LIBRARY

Date of Survey : 09-May-2016 Landmark Status : EXTERIOR LANDMARK

Areas Surveyed : Basement, Roof, Floors 1,2

Block : 1007 Lot : 26 BIN : 5023763

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Interior Architecture		\$50,000
Electrical	\$37,100	\$179,900
Mechanical	\$51,400	\$505,600
Total	\$88,500	\$735,500
Importance Code A		\$81,000
Importance Code B	\$88,500	\$654,500
Total	\$88,500	\$735,500

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$30,100		\$1,600	
Interior Architecture	\$24,000		\$2,600	\$800
Electrical	\$5,100	\$45,600	\$900	\$1,000
Mechanical	\$5,300	\$10,700	\$1,400	\$2,800
Site Enclosure	\$600			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$68,900	\$60,300	\$10,500	\$8,500
Importance Code A	\$30,600	\$500	\$2,100	\$500
Importance Code B	\$28,900	\$59,800	\$8,400	\$8,000
Importance Code C	\$9,500			
Total	\$68,900	\$60,300	\$10,500	\$8,500



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

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

Asset #: 13358

Architecture	Current	Current Repair		e Replacement	M	laintenance		
ystem Component Type	% of Fail Date Total (Years)	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit	
xterior								
Exterior Walls								
Masonry: Brick	75%		LIFE	* *	5	\$17,300		
Masonry: Limestone	5%		LIFE	* *	5	\$900		
Stucco Cement	20% Now	\$15,400	2032	* *	5	\$5,800		
	Cracking/Crumbling	g, Extent : Moderate	, Area Aj	ffected : 15%				
	Location: Throug	hout						
Windows								
Aluminum	100%		2043	* *	5	\$3,300		
Parapets								
Wood Cornice	100% Now	\$14,700	2037	* *	5	\$17,900		
	Broken/Missing Ele	ments, Extent : Mod	erate, Ar	ea Affected : 5%				
	Location : Throug	hout						
	Deteriorated Finish	Extent : Moderate,	Area Aff	fected : 15%				
	Location : Throug	hout						
Roof								
Asphalt Shingle	100%		2036	* *	10	\$2,500		
terior								
Floors								
Carpet	35%		2026	\$75,000	3	\$7,700		
Ceramic Tile	5%		2030	\$16,300	5	\$700		
Vinyl Tile	35%		2027	\$50,000	3	\$2,600		
Vinyl Tile	5% Now	\$7,100	2037	* *	3	\$300		
•	Broken/Missing Ele	ments, Extent : Seve	re, Area	Affected : 50%				
	Location: 2nd Flo	or Apartment						
	Loose/Delam Surfac	e, Extent : Severe, A	Area Affe	cted : 50%				
	Location: 2nd Flo	or Apartment						
	Worn/Eroded, Exter	at : Severe, Area Aff	ected : 10	00%				
	Location: 2nd Flo	or Apartment						
Vinyl Tile 9" X 9"	2%		2027	\$3,700	3	\$100		
· myr rife y 11 y		Extent : Light, Area			Ü	Ψ100		
	Other Observation, Extent : Light, Area Affected : 100% Location : Stairwell From Basement To First Floor							
	Explanation: 9x9							
Wood	15%		2055	* *	5	\$4,100		
Wood	3% Now	\$5,000	2055	* *	5	\$4,100 \$400		
Wood	Water Penetration, 1	•			3	φ 1 00		
	Location : 2nd Flo		1. cu 11jje	c.ca . 50/0				
	Worn/Eroded, Exten	-	Affected	· 100%				
	Location : 2nd Flo		ijjecieu .	. 100/0				

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

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

Asset #: 13358

Architecture	Current Repair		Future Replacement		Maintenance			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Ceramic Tile	5%			2030	\$25,500	5	\$800	
Plaster	70%			LIFE	* *	5	\$3,400	
Plaster	20%	Now	\$8,900	LIFE	* *	5	\$1,000	
	Location Cracking/O Location Water Pen	: Roof Sta Crumbling, : Roof Sta etration, E	ents, Extent : Seve ir, Basement And 2 Extent : Moderate ir, Basement And 2 xtent : Severe, Area ir And 2nd Floor A	nd Floor , Area Aj nd Floor a Affecte	Apartment ffected: 15% Apartment d: 50%			
Wood	5%			LIFE	* *	5	\$3,200	
Ceilings							4-,	
Plaster	90%			LIFE	* *	5	\$8,400	
Plaster	5%	Now	\$2,300	LIFE	* *	5	\$500	
	Location Water Pen	: 2nd Floc etration, E	ents, Extent : Seve or Apartment xtent : Light, Area or Apartment					
Wood	5%			LIFE	* *	5	\$6,600	
Site Enclosure Free Standing Walls Masonry: Brick	100% Broken/Mi	0	\$600 ents, Extent : Ligh y Entrance	2037	* * ffected : 2%	-		
Site Pavements								
Public Sidewalk Cast in Place Concrete	100%			2032	* *			

Electrical	Current Re	pair	Futur	e Replacement	М	aintenance		
ystem Component Type	% of Fail Date 1 Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
nder 600 Volts								
Service Equipment								
Fused Disc Sw	100%		2037	* *	5			
	Other Observation, Ex	tent : Light, Area	Affected	: 100%				
	Location : Electrical	Room						
	Explanation: Two 20	00 Ampere Main I	Disconne	ct Switches				
Raceway								
Conduit	100%		2037	* *	1			
Panelboards								
Fused Toggle Switch	5% 0-2	\$900	2052	* *	5			
20	On Extended Life, Extent : Moderate, Area Affected : 100%							
	Location : Second Fl		33					
Molded Case Bkrs	45%		2035	* *	5	\$100		
Molded Case Bkrs	50%		2043	* *	5	\$100		

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

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

NEW YORK PUBLIC LIBRARY - 035 PORT RICHMOND BRANCH LIBRARY

Asset #: 13358

Electrical		Current Repair		Future Replacement		Maintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts							
Wiring							
Braided Cloth	10%	+-,	2052	* *	1		
		Aged, Extent : Moderate, Ar	ea Affecte	ed : 100%			
	Location	: Throughout					
Thermoplastic	90%		2037	* *	1		
Motor Controllers							
Locally Mounted	100%		2040	* *	5	\$100	
Ground							
Grounding Devices							
Not Accessible	100%						
Lighting							
Interior Lighting							
Fluorescent	67%		2027	\$75,300	10	\$6,000	
	Other Obs	ervation, Extent : Light, Ared	ı Affected	l : 100%			
	Location	: Basement And First Floor					
	Explanat	tion: Using T8 Lamps					
Incandescent	33%		2022	\$37,100	2	\$100	
Egress Lighting							
Emergency, Service	60%		2022	\$3,300	1		
Exit, Service	40%		2022	\$600	1		
Exterior Lighting							
HID	75%		2022	\$31,800	10		
Incandescent	25%		2022	\$9,000	2		
Alarm							
Security System							
Generic	100%		2027	\$34,000	1	\$3,600	
Fire/Smoke Detection							
No Component	10%						
Generic, Digital	90%		2027	\$104,600	1-3	\$5,600	

Mechanical	Current Repair	Future R	Future Replacement		Maintenance			
System Component Type	% of Fail Date Estimat Total (Years)	ed Cost Year Es FY	timated Cost	Cycle (Yrs)	Estimated Cost	Priority		
eating								
Energy Source								
Natural Gas	100%	2047	* *	1				
Conversion Equipment Hot Water Boiler	100%	2025	\$81,000	1	\$4,800			
Distribution								
Hot Wtr Piping/Pump	100%	2026	\$16,400	4	\$700			
Terminal Devices								
Convector/Radiator	5%	2025	\$2,800	1	\$200			
	Other Observation, Extent: Light, Area Affected: 5%							
	Location : Throughout							
	Explanation: Most Cast Iron Radiators Are Obsolete							
Fan Coil Unit/Heat	95%	2027	\$149,600	1	\$3,000			

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

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

Asset #: 13358

Mechanical		Current Repair Future Replacement			nent Maintenance		
System Component Type	% of Total	Fail Date Estima (Years)	nted Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning							
Energy Source							
Electricity	100%		2043	**	1		
Conversion Equipment							
Reciprocating	60%		2027	\$53,500	1	\$2,700	
Compr/Chiller	200/		2022	# (())			
Window/Wall Unit	30%		2022	\$6,600	1		
No Component	10%						
Terminal Devices	1000/			444 700		4	
Fan Coil - 4 Pipe	100%		2027	\$221,500	1	\$3,200	
Heat Rejection	1000/			4.54.400		4.000	
Dry Cooler	100%		2022	\$51,400	2	\$6,800	
Ventilation							
Distribution	1000/						
Not Accessible	100%						
Exhaust Fans	200/		2022	* *		#100	
Interior	30%		2032		2	\$100	
Wall Unit	30%		2022	\$1,100	2	\$100	
No Component	40%						
Plumbing							
H/C Water Piping	400/		2027	* *	1		
Brass/Copper Galvanized Steel	40%		2037	* *	1		
	60%		2032		1		
Water Heater Gas Fired	100%		2025	\$6.400	2	\$100	
Gas Fired		ervation, Extent : L		\$6,400	2	\$100	
		: Basement	лдиі, Агей Ајјесіе	u . 10070			
		on: 40 Gallons					
Sanitary Piping	Ехріанан	on . 40 Ganons					
Cast Iron	100%	Now	\$3,800 LIFE	* *	1		
Cast Hon		nt, Extent : Moder			1		
		: Working Room I		. 570			
Fixtures	230411311		assument Bever				
Generic	100%						
Vertical Transport	10070						
Elevators							
Hydraulic	100%		LIFE	* *			
Trydraunc		ervation, Extent : L					
	Location		s, 111 cu 11jjette	w . 100/0			
		on : 1 Unit					
	Ехріапан	on . 1 Onll					

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

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

Print Date: 12-Sep-2019 NEW YORK PUBLIC LIBRARY - FY 2020

Asset Name : RICHMONDTOWN BRANCH LIBRARY

Address : 200 CLARKE AVE. @ AMBER ST.

Borough : STATEN ISLAND Agency's Number : R03

Area Sq Ft : 14,447 Project Type : NEW YORK PUBLIC LIBRARY

Date of Survey : 21-Mar-2016 Landmark Status : NONE

Areas Surveyed : Roof, Floors 1,2

Block : 4470 Lot : 1 BIN : 5060744

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$439,800	
Interior Architecture		\$91,300
Electrical	\$40,400	
Mechanical		\$168,400
Total	\$480,200	\$259,700
Importance Code A	\$439,800	
Importance Code B	\$40,400	\$259,700
Total	\$480,200	\$259,700

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$300		\$1,600	
Interior Architecture	\$2,300		\$7,400	
Electrical	\$300	\$58,700	\$200	\$200
Mechanical	\$1,200	\$1,400	\$2,400	\$1,400
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$8,100	\$64,100	\$15,500	\$5,500
Importance Code A	\$1,100	\$700	\$2,400	\$600
Importance Code B	\$6,600	\$63,400	\$13,100	\$4,900
Importance Code C	\$400			
Total	\$8,100	\$64,100	\$15,500	\$5,500



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

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

Asset #: 13387

Architecture	ture Current Repair Future Rep		re Replacement	М	aintenance	
ystem Component Type	% of Fail Date Estin Total (Years)	mated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
xterior						
Exterior Walls Masonry: Brick	100% Now Diagonal Cracks, Extent: Location: Above Window	At Northwest Corne	r	5	\$26,200	
	Jnt Mortar Miss/Erod, Exte Location : Throughout	mi : Ligni, Area Affec	nea : 10%			
Windows	Locuiton : Imougnous					
Aluminum	60%	2043	* *	5	\$3,200	
Steel	15% Now	\$44,400 2052	* *	5	\$5,000	
	Corrosion/Rusting, Extent : Location : Community Ro	Moderate, Area Affe	ected : 25%		. ,	
	Deteriorated Finish, Extent	: Moderate, Area A <u>f</u>	fected : 50%			
	Location : Community Ro	om				
	Thermally Inefficient, Exter Location : Community Ro		ffected : 50%			
Wood	25% Now Deteriorated Finish, Extent Location: South Facade	\$39,800 2052 : Moderate, Area Ag	* * Fected : 50%	5	\$6,700	
	Dry Rot/Decay, Extent : Se Location : South Facade	vere, Area Affected :	10%			
	Paint Peeling, Extent : Seve Location : South Facade	ere, Area Affected : 5	0%			
	Split/Cracked, Extent : Light Location : South Facade	nt, Area Affected : 25	%			
Parapets						
Masonry: Brick	15%	LIFE	* *	5	\$100	
Masonry: Limestone	5% Now Jnt Mortar Miss/Erod, Exte		**	5		
	Location : Coping At Nor					
	Caulking Deteriorated, Ext Location: Coping At Nor		**			
No Component	80%					

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

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

Asset #: 13387

Architecture	Curre	nt Repair	Future	Replacement	М	aintenance	
System Component Type	% of Fail Da Total (Year	ate Estimated Cost (s)	Year I FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior Roof							
Metal, Corrugated	Location : Throw Gut/DS Non Func Location : High	g, Extent : Light, Area ughout - High Wing /Miss, Extent : Moder Wing n, Extent : Moderate, A	ate, Area A	Iffected : 25%	1		
Modified Bitumen	Location: Throi Gut/DS Non Func Location: North Ponding, Extent: Location: Throi Ridging, Extent: Location: Throi Water Penetration	Severe, Area Affected ughout /Miss, Extent : Moder n East Entrance Moderate, Area Affec ughout Severe, Area Affected	ate, Area A ted : 25% : 20% Area Affect	ed : 15%	ions		
Skylight, Plastic	2% Recent Replace E- Location : Comm	vident, Extent : Light, nunity Room	2044 Area Affec	* * ted : 100%	1		
nterior							
Floors	67%		2026	\$194,000	2	\$20.500	
Carpet Cast in Place Concrete	5% 4+	\$1,100 tent : Moderate, Area ighout	2026 LIFE Affected: .	\$184,900 **	3 5	\$20,500 \$2,200	
Ceramic Tile	5%		2036	* *	5	\$1,000	
Ceramic Tile	3%	vident, Extent : Light, Bathrooms	2036	* * ted : 50%	5	\$600	
Vinyl Tile	20%		2032	* *	3	\$1,500	
Interior Walls Ceramic Tile	3% Recent Replace E- Location : Staff	vident, Extent : Light, Bathrooms	2036 Area Affec	* * ted : 50%	5	\$700	
Concrete Masonry Unit	47%		LIFE	* *	5	\$4,600	
Glass: Single Pane	3%		LIFE	* *	5	\$600	
Gypsum Board	40%		LIFE	* *	5	\$5,900	
Masonry: Brick	2%		LIFE	* *	_	<i>\$2,200</i>	
SGFT/Glazed Masonry	5%		LIFE	* *			

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

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

Asset #: 13387

Architecture	Current Repair	Future Replaceme	ent	M	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated (Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior						
Ceilings						
AcousTileSusp.Lay-In	50%	2040	* *	5	\$10,400	
	Recent Replace Evident, Extent: Light,	Area Affected : 50%				
	Location : First Floor And Staff Area					
Wood	50%	LIFE	* *	5	\$91,300	
	Recent Repair Evident, Extent: Light, A	Area Affected : 15%				
	Location : Community Room					

Electrical	Current Repair	Future	Future Replacement		aintenance	
System Component Type	% of Fail Date Estimated C Total (Years)	ost Year I	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2027	\$1,600	5	\$100	
	Other Observation, Extent : Modera	ate, Area Affec	ted : 100%			
	Location: Electrical Room					
	Explanation: One 400 Ampere, C	ne 300 Amper	e, And Two 200 A	Impere M	Iain Disconnect	
Raceway	Switches					
Conduit	70%	2027	\$23,200	1		
Conduit	30%	2047	Ψ23,200 * *	1		
Panelboards	3070	2047				
Fused Disc Sw	7%	2026	\$1,100	5		
Fused Disc Sw	3%	2043	**	5		
Molded Case Bkrs	60%	2026	\$9,500	5	\$200	
Molded Case Bkrs	30%	2043	**	5	\$100	
Wiring					·	
Thermoplastic	70%	2027	\$20,500	1		
Thermoplastic	30%	2047	* *	1		
Motor Controllers						
Locally Mounted	100%	2025	\$32,000	5	\$100	
Ground						
Grounding Devices						
Generic	50%	LIFE	* *	5	\$100	
Generic	50%	LIFE	* *	5	\$100	
Lighting						
Interior Lighting						
Fluorescent	95%	2032	**	10	\$12,600	
	Other Observation, Extent: Modera		ted : 100%			
	Location: Throughout The Buildi	ng				
	Explanation: T8 Lamps	2025				
Fluorescent	5%	2032	**	10	\$700	
	Compact Fluorescent Light, Extent		rea Affected : 100	1%		
	Location : Throughout The Buildi	ng				

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

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

Asset #: 13387

Electrical		Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting							
Egress Lighting							
Emergency, Battery	50%		2022	\$10,300	10	\$1,700	
Exit, Service	50%		2022	\$1,100	1		
Exterior Lighting							
Fluorescent	30%		2032	* *	10	\$400	
	Compact I	Fluorescent Light, Extent : Mo	oderate, 2	Area Affected : 100	0%		
	Location	: Front And Back Of The Bui	lding				
HID	70%		2022	\$40,400	10		
Alarm							
Fire/Smoke Detection							
No Component	80%						
Generic, Analog	20%		2022	\$31,700	1-3	\$1,800	

	Current Repair	Futur	e Replacement	M	aintenance	
% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
40%		2047	* *	1		
60%		2047	* *	1		
40%		2032	* *	1	\$2,900	
Other Obs	ervation, Extent : Light, Area	Affected	: 100%			
Location	: Roof					
Explanat	ion: Exterior Units. 4 Units					
50%		2040	* *	1	\$3,600	
Other Obs	ervation, Extent : Light, Area	Affected	: 20%		. ,	
Location	: Boiler Room					
Explanat	ion : Gas Fired, 1 Unit					
10%		2027	\$25,400	2	\$700	
Other Obs	ervation, Extent : Light, Area	Affected	: 10%			
Location	: Various					
Explanat	ion : Electric Baseboard Rad	iators				
20%		2043	* *	4	\$100	
80%						
20%		2040	* *	1	\$900	
80%						
100%		2043	* *	1		
	40% 60% 40% Other Obsel Location Explanat 50% Other Obsel Location Explanat 10% Other Obsel Location Explanat 20% 80%	% of Fail Date Estimated Cost Total (Years) 40% 60% 40% Other Observation, Extent: Light, Area Location: Roof Explanation: Exterior Units. 4 Units 50% Other Observation, Extent: Light, Area Location: Boiler Room Explanation: Gas Fired, 1 Unit 10% Other Observation, Extent: Light, Area Location: Various Explanation: Electric Baseboard Rad 20% 80% 20% 80%	% of Fail Date Estimated Cost Total (Years) 40% 2047 40% 2047 40% 2032 Other Observation, Extent: Light, Area Affected Location: Roof Explanation: Exterior Units. 4 Units 50% 2040 Other Observation, Extent: Light, Area Affected Location: Boiler Room Explanation: Gas Fired, 1 Unit 10% 2027 Other Observation, Extent: Light, Area Affected Location: Various Explanation: Electric Baseboard Radiators 20% 2043 80% 2040	Year Estimated Cost Year Estimated Cost Year FY Estimated Cost Year Estimated Cost Year Estimated Cost Year Estimated Cost Year Yea	Year Estimated Cost Year Estimated Cost Cycle Years Cycle Years Estimated Cost Year Estimated Cost Cycle Years Yea	% of Total Fail Date Estimated Cost Year Estimated Cost Cycle (Yrs) Estimated Cost FY Estimated Cost Cycle (Yrs) Estimated Cost FY Estimated Cost Cycle (Yrs) Estimated Cost FY Estimated Cost Cycle (Yrs) Estimated Cost Estimated Cost Cycle (Yrs) Estimated Cost Cycle (Yrs) Estimated Cost Estimated C

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

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

Asset #: 13387

Mechanical	Current Repair	Current Repair Future Replac		M	aintenance	ance	
System Component Type	% of Fail Date Estimated Co Total (Years)	ost Year F FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Air Conditioning							
Conversion Equipment							
Int Pkg Unit -	20%	2028	\$60,900	2	\$200		
Heating/Cooling	D 22 D C:	1.00	1 1000/				
	R-22 Refrigerant, Extent : Moderate,	, Area Affectea	d: 100%				
	Location : Roof						
Reciprocating	20%	2032	* *	1	\$1,300		
Compr/Chiller			*				
Ext Pkg Unit -	60%	2027	\$107,500	2	\$500		
Heating/Cooling	D 22 D C:	1.00	1 1000/				
	R-22 Refrigerant, Extent: Moderate,	, Area Affectea	a : 100%				
	Location: Roof						
Heat Rejection	2007	2022	* *	_	#2 000		
Dry Cooler	20%	2032	* *	2	\$2,000		
No Component	80%						
Ventilation							
Distribution 1/D:ss	1000/	LIDE	* *	2.5	¢0.100		
Ductwork/Diffusers	100%	LIFE	* *	2-5	\$8,100		
Exhaust Fans	100/	2022	* *	2			
Interior	10%	2032	* *	2	0.400		
Roof	90%	2032		2	\$400		
Plumbing							
H/C Water Piping Galvanized Steel	100%	2040	* *	1			
	100%	2040		1			
Water Heater	1000/	2025	¢0.700	2	\$200		
Gas Fired	100%	2025	\$8,700	2	\$200		
Sanitary Piping	100%	LIFE	* *	1			
Cast Iron	10076	LIFE		1			
Fixtures	100%						
Generic	10076						
Vertical Transport							
Elevators Hydraulic	100%	LIFE	* *				
пушаши	Other Observation, Extent : Light, A						
	Location: 1st To 2nd Floor	гси лујестеи .	100/0				
	Explanation: One Unit						
Fire Suppression	емрининоп . One Onn						
Sprinkler							
No Component	95%						
Generic Generic	5%	2047	* *	1-2	\$200		
Generic	J / 0	∠∪4 /		1-2	\$200		

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

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

Print Date: 12-Sep-2019 NEW YORK PUBLIC LIBRARY - FY 2020

Asset Name : RIVERDALE BRANCH LIBRARY

Address : 5540 MOSHOLU AVE. @W. 256 STREET

Borough : BRONX Agency's Number : R01
Program / Asset # : NPL0R01.000 / 13361 Yr Built/Renovated : 1965 /

Area Sq Ft : 7,500 Project Type : NEW YORK PUBLIC LIBRARY

Date of Survey : 25-Apr-2016 Landmark Status : NONE

Areas Surveyed : Roof, Floors 1

Block : 5848 Lot : 1729 BIN : 2084790

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$101,700	\$52,600
Electrical		\$48,700
Mechanical		\$93,000
Total	\$101,700	\$194,300
Importance Code A	\$101,700	\$52,600
Importance Code B		\$141,700
Total	\$101.700	\$194 300

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$39,700	\$8,500		\$200
Interior Architecture	\$29,500	\$3,400		
Electrical	\$5,900	\$4,300	\$300	\$300
Mechanical	\$1,500	\$400	\$5,100	\$400
Site Enclosure	\$3,000			
Total	\$79,600	\$16,700	\$5,500	\$900
Importance Code A	\$41,600	\$8,900	\$400	\$500
Importance Code B	\$7,500	\$7,800	\$5,100	\$400
Importance Code C	\$30,400			
Total	\$79,600	\$16,700	\$5,500	\$900



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

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

NEW YORK PUBLIC LIBRARY - 035 RIVERDALE BRANCH LIBRARY

Asset #: 13361

Architecture	Current	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Dat Total (Years)	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior							
Exterior Walls							
Masonry: Brick	100% Now Water Penetration, Location: North A	\$49,800 Extent : Moderate, A And East Walls	LIFE Area Affe	* * cted : 30%	5	\$15,600	
Windows							
Aluminum	100%		2049	* *	5	\$300	
Parapets							
Cast Stone/Terra Cotta	5%		LIFE	* *	5	\$1,200	
Masonry: Brick	32%		LIFE	* *	5	\$1,000	
Masonry: Brick	8% Now	\$14,600	LIFE	* *	5	\$200	
	Diagonal Cracks, E. Location : End Of	xtent : Severe, Area Parapet Wall At Re					
Metal Rail	15%		2032	* *	5-10	\$8,100	
Metal: Cage/Fence	40% 4+	\$25,100	2047	* *	5	\$3,900	
C	Deformed/Dented, I Location : Low Ro	Extent : Moderate, A oof Area Around Med					
Roof							
Asphalt Shingle	80%		2030	\$52,600	10	\$2,400	
Built-Up (BUR)	20%		2022	\$51,900	10	\$3,600	
	Alligatoring, Extent Location: Throug	: Moderate, Area A hout	ffected :	60%			
	Blisters, Extent : Mo Location : Scatter		ed : 30%				
	Ponding, Extent : M	loderate, Area Affec	ted : 20%	ó			
	Location : At End	Of Roof					
nterior							
Floors							
Carpet	94%		2028	\$92,300	3	\$10,300	
Ceramic Tile	3%		2036	* *	5	\$200	
Vinyl Tile	3% 4+	\$2,000	2037	* *	3	\$100	
		nt : Moderate, Area . r Offices - Book Cari					
Interior Walls							
Concrete Masonry Unit	90% Now	\$21,400	LIFE	* *	5	\$7,300	
	Water Penetration, Location: At Sout	Extent : Moderate, A h And East Walls	1rea Affe	cted : 50%			
Wood	10% 4+	\$6,000	LIFE	* *	5	\$8,100	
,, ee d	Water Penetration,	Extent : Moderate, A Damage At Base Of	1rea Affe				
Ceilings							
	15%		2040	* *	5	\$1,400	
AcousTileConcealSnI n	1.370						
AcousTileConcealSpLn Exposed Struc: Wood	80%		LIFE	* *	5	Ψ1,400	

Site Enclosure

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

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

NEW YORK PUBLIC LIBRARY - 035 RIVERDALE BRANCH LIBRARY

Asset #: 13361

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Enclosure								
Free Standing Walls								
Masonry: Brick	100%	Now	\$3,000	2053	* *			
	Jnt Mortan	· Miss/Erod	l, Extent : Severe, .	Area Affe	ected : 10%			
	Location	: Concrete	e Copings At Top C	of Wall N	leed Caulking			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2040	* *			
On-Site Walkways								
Cast in Place Concrete	100%			2040	* *			

Electrical	Current Re	pair Fu	ure Replacement	M	aintenance	
System Component Type	% of Fail Date E Total (Years)	stimated Cost Yea	r Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
Inder 600 Volts						
Service Equipment						
Fused Disc Sw	100% Now	\$1,600 205	7 **	5		
	Mech. Misoperation, Ex	tent : Moderate, Area	Affected : 100%			
	Location: Main Switc	h Trips Every 2 Month	S			
	Other Observation, Exte	ent : Moderate, Area A	ffected : 100%			
	Location : Electrical I	Room				
	Explanation: One 200	Amperes Main Disco	nnect Switch			
Switchgear / Switchboard						
Fused Disc Sw	100%	203	7 **	5		
Raceway						
Conduit	100%	203	7 **	1		
Panelboards						
Molded Case Bkrs	50%	203	5 **	5	\$100	
Molded Case Bkrs	50%	204	3 **	5	\$100	
Wiring						
Thermoplastic	50%	204	7 **	1		
Thermoplastic	50%	203	7 **	1		
Motor Controllers						
Locally Mounted	100%	203	2 **	5	\$100	
Ground						
Grounding Devices						
Generic	100% 2-4	\$4,000 LIF		5	\$100	
	Other Observation, Exte	ent : Moderate, Area A	ffected : 100%			
	Location: Water Main	ı				
	Explanation: Corrode	ed				

Lighting

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

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

NEW YORK PUBLIC LIBRARY - 035 RIVERDALE BRANCH LIBRARY

Asset #: 13361

Electrical	Current Repair	Current Repair Future Replacement		re Replacement Maintenance			
System Component Type	% of Fail Date Estim Total (Years)	ated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Lighting							
Interior Lighting							
Fluorescent	5%	2027	\$4,000	10	\$300		
	T-8 Lamps And Fixtures, Ext Location: Throughout	tent : Light, Area Affe	ected : 100%				
HID	90%	2027	\$48,700	10	\$200		
Incandescent	5%	2022	\$4,000	2			
	Other Observation, Extent : Light, Area Affected : 100% Location : In Restrooms						
	Explanation: Incandescen	t Lighting Observed					
Egress Lighting							
Emergency, Service	50%	2027	\$2,000	1			
Exit, Service	50%	2027	\$600	1			
Alarm							
Security System							
Generic	100%	2027	\$24,000	1	\$2,800		

Mechanical	Currer	t Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Fail Da Total (Years	te Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating							
Energy Source							
Natural Gas	100%		2047	* *	1		
	-	ident, Extent : Light,	Area Aff	ected : 100%			
	Location : Mech	anical Room					
Conversion Equipment							
Furnace	100%		2027	\$17,500	1	\$3,700	
Distribution							
Ductwork/Diffusers	100%		LIFE	* *	2-5	\$4,200	
Air Conditioning							
Energy Source							
Electricity	100%		2043	* *	1		
Conversion Equipment							
Ext Pkg Unit -	100%		2027	\$93,000	2	\$500	
Heating/Cooling							
Distribution							
Ductwork/Diffusers	100%		LIFE	* *	2	\$9,800	
Heat Rejection							
Air Cooled Condenser	100%		2027	\$15,000	2	\$5,200	
Unit							
Ventilation							
Distribution							
Ductwork/Diffusers	100%		LIFE	* *	2-5	\$4,200	
Exhaust Fans							
Interior	100%		2032	* *	2	\$200	
Plumbing			·				

Plumbing

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

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

NEW YORK PUBLIC LIBRARY - 035 RIVERDALE BRANCH LIBRARY

Asset #: 13361

lechanical	Current Repair	Future Re	Future Replacement		Maintenance	
vstem Component Type	% of Fail Date Estimated Co Total (Years)	ost Year Est FY	imated Cost	Cycle (Yrs)	Estimated Cost	Priority
umbing						
H/C Water Piping						
Galvanized Steel	100%	2040	* *	1		
Water Heater						
Electric	20%	2025	\$1,300	4		
	Other Observation, Extent: Light, A Location: Restroom Explanation: 1-5 Gallon	rea Affected : 20	%			
Gas Fired	80%	2025	\$3,600	2	\$100	
	Other Observation, Extent : Light, A Location : Mechanical Room Explanation : 1-40 Gallon	rea Affected : 80	%		\$100	
Sanitary Piping						
Cast Iron	100%	LIFE	* *	1		
Storm Drain Piping					•	•
Cast Iron	100%	LIFE	* *	1		
Fixtures						
Generic	100%					

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

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

Print Date: 12-Sep-2019 NEW YORK PUBLIC LIBRARY - FY 2020

Asset Name : SCHOMBURG CENTER FOR RESEARCH IN BLACK CULTURE

Address : 515 MALCOLM X BOULEVARD @W. 135 STREET

Borough : MANHATTAN Agency's Number : N/A

Area Sq Ft : 40,150 Project Type : NEW YORK PUBLIC LIBRARY

Date of Survey : 29-Mar-2016 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,2,3,4,PEN

Block : 1920 Lot : 29 BIN : 1058276

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$183,700	\$91,000
Interior Architecture	\$48,600	\$102,200
Electrical	\$297,700	
Mechanical		\$203,000
Total	\$530,000	\$396,300
Importance Code A	\$183,700	\$91,000
Importance Code B	\$346,300	\$305,200
Total	\$530,000	\$396,300

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$39,300	\$25,500		
Interior Architecture	\$3,600	\$9,200	\$4,300	\$1,400
Electrical	\$1,100	\$37,200	\$1,100	\$800
Mechanical	\$14,700	\$21,200	\$18,600	\$19,400
Elevators/Escalators	\$9,900	\$9,900	\$9,900	\$9,900
Total	\$68,600	\$102,900	\$33,800	\$31,400
Importance Code A	\$43,000	\$29,200	\$3,700	\$3,700
Importance Code B	\$24,800	\$73,700	\$30,100	\$27,700
Importance Code C	\$800			
Total	\$68,600	\$102,900	\$33,800	\$31,400



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

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

Asset #: 1925

rchitecture	Current Repair	Future Re	placement	M	aintenance	
ystem Component Type	% of Fail Date Estimat Total (Years)	ted Cost Year Esti FY	mated Cost	Cycle (Yrs)	Estimated Cost	Priority
kterior						
Exterior Walls				_		
Masonry: Brick Cavity	95%	LIFE	**	5	\$91,000	
	Efflorescence, Extent : Modera Location : East Facade	ате, Агеа Ајјества : 20%	O			
	Water Penetration, Extent: M	oderate Area Affected	. 20%			
	Location: 4th Floor Stacks	**	. =0,0			
Window Wall	5%	2047	* *	5	\$18,000	
window wan	Other Observation, Extent : Li		0%	3	Ψ10,000	
	Location : Entrance Facade					
	Explanation: Fritted Glass					
Windows	0.70/ 3.7			_		
Aluminum		39,300 2035	**	5	\$5,200	
	Air Infiltration, Extent : Mode Location : Throughout	rate, Area Affected : 50	%			
	Water Penetration, Extent: M	oderate, Area Affected	: 35%			
	Location : East Facade - Sof	fits Above Windows At	Offices And S	outh Fac	ring Transom	
	Windows Weather Strip Missing, Extent	· Modowato Anna Afford	tad . 500/			
	Location: 2nd Floor Window		iea . 50/0			
Glass Block	-	\$3,300 LIFE	* *	5	\$800	
Glass Block	Jnt Mortar Miss/Erod, Extent Location: 3rd Floor		ed : 15%	3	\$800	
	Water Penetration, Extent: M	oderate, Area Affected	: 5%			
	Location : East Facade At O	ffices				
Metal Louvers	5%	2030	\$19,400	10	\$3,900	
Parapets						
Masonry: Brick Cavity		\$6,100 LIFE	* *	5	\$1,300	
	Worn/Eroded, Extent: Modere	**	ó .			
	Location: West Facade Abo					
Metal Panel	5%	2047	* *	5	\$800	
Metal Rail	35%	2032	* *	5-10	\$26,500	
Metal Rail		29,500 2047		5	\$7,400	
	Corrosion/Rusting, Extent : M Location : Parapets Above L		. 43/0			
	Deteriorated Finish, Extent : N		1 · 35%			
	Location: Parapets Above L		5570			
Pre-Cast Concrete	5% Now	\$400 LIFE	* *	5	\$1,300	
	Cracking/Crumbling, Extent:	* * *	5%	_	<i>\$1,200</i>	
	Location : Throughout Copin					

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

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

Asset #: 1925

Architecture	Current Repair	Futur	e Replacement	M	laintenance	
System Component Type	% of Fail Date Estimated Cos Total (Years)	t Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior						
Roof						
Modified Bitumen	65% Now \$44,300		* *			
	Blisters, Extent: Moderate, Area Affe					
	Location: Throughout And At Pitch		,			
	Ponding, Extent: Moderate, Area Aff			, ,		
	Location: Around Rooftop Units Ar	-	-	acade		
	Water Penetration, Extent: Moderate		cted : 20%			
	Location: In 4th Floor Stacks Throi	ugnoui				
Under Construction	35%	1.00	00/			
	Other Observation, Extent: Light, Ar	ea Affected	: 0%			
	Location: Langston Hughes Wing					
	Explanation: Repairs In Progress					
Interior Floors						
Carpet	15%	2026	\$115,100	3	\$12,800	
Cast in Place Concrete	20%	LIFE	**	5	\$24,900	
Ceramic Tile	5%	2036	* *	5	\$2,800	
Cork Tile	5%	2037	* *	5	\$2,500	
Marble Panels	5%	LIFE	* *	5	\$2,100	
Terrazzo	10%	LIFE	* *	5	\$4,400	
Vinyl Tile	20%	2027	\$102,200	3	\$5,700	
Wood	5%	2042	* *	5	\$5,300	
Under Construction	15%					
	Other Observation, Extent : Light, Ar	ea Affected	: 0%			
	Location: 2nd Floor					
	Explanation: Interiror Renovation					
Interior Walls						
Ceramic Tile	5%	2036	* *	5	\$1,500	
Concrete Masonry Unit	20%	LIFE	* *	5	\$2,400	
	Efflorescence, Extent : Moderate, Are	a Affected .	: 10%			
	Location: 4th Floor					
Gypsum Board	40%	LIFE	* *	5	\$7,300	
Metal Panel	5%	LIFE	* *			
Plaster	10%	LIFE	* *	5	\$900	
Wood	5%	LIFE	* *	5	\$6,000	
Under Construction	15%		00/			
	Other Observation, Extent: Light, Ar	ea Affected	: 0%			
	Location: 2nd Floor					
	Explanation: Interior Renovation					

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

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

Asset #: 1925

Architecture		Current Re	pair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date E (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTileConcealSpLn	10%	Now	\$48,600	2047	* *	5	\$3,600	
		-	ts, Extent : Seve		Affected : 35%			
			Manuscripts Are					
			xtent : Moderate		ffected : 25%			
	Location	: 2nd Floor	Manuscripts Are	а				
AcousTileConcealSpLn	15%			2032	* *	5	\$10,700	
AcousTileSusp.Lay-In	20%			2040	* *	5	\$11,400	
Exposed Concrete	25%			LIFE	* *	5	\$2,200	
Exposed Struc: Steel	5%			LIFE	* *			
	Other Obs	ervation, Ext	ent : Light, Area	Affected	! : 100%			
	Location	: Throughou	t					
	Explanat	ion : Actuall	y Metal Decking					
Metal Panel	5%			LIFE	* *	5	\$3,600	
Plaster	5%			LIFE	* *	5	\$1,800	
Under Construction	15%							
	Other Obs	ervation, Ext	ent : Light, Area	Affected	! : 0%			
	Location	$: 2nd\ Floor$						
	Explanat	ion : Interior	Renovation					

Electrical	Current Repair	Future	Replacement	М	aintenance		
ystem Component Type	% of Fail Date Estimated Co Total (Years)	st Year F FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
nder 600 Volts							
Service Equipment							
Fused Disc Sw	50%	2027	\$2,600	5	\$100		
	Other Observation, Extent: Modera	te, Area Affect	ted : 100%				
	Location: Electrical Room						
	Explanation : One 2000 Ampere M	ain Disconnec	ct Switch				
Fused Disc Sw	50%	2047	* *	5	\$100		
	Other Observation, Extent : Moderate, Area Affected : 100%						
	Location : Electrical Room						
	Explanation : One 2000 Ampere M	ain Disconnec	ct Switch				
Switchgear / Switchboard							
Fused Disc Sw	50%	2027	\$17,100	5	\$100		
Fused Disc Sw	50%	2047	* *	5	\$100		
Raceway							
Conduit	60%	2027	\$19,900	1			
Conduit	40%	2047	* *	1			
Panelboards							
Fused Disc Sw	7%	2026	\$2,200	5	\$100		
Fused Disc Sw	3%	2043	* *	5			
Molded Case Bkrs	60%	2026	\$19,000	5	\$600		
Molded Case Bkrs	30%	2043	* *	5	\$300		

Maintenance \$ are aggregated over a ten-year period. Site specific 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 R	eplacement	M	aintenance	
System Component Type	% of Fail Date Estima Total (Years)	ted Cost Year Es	stimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts						
Wiring						
Thermoplastic	70%	2027	\$20,500	1		
Thermoplastic	30%	2047	* *	1		
Motor Controllers	100/	2040	* *	-		
Locally Mounted	10%	2040	**	5	#1 000	
Motor Control Center	90%	2040	4- 4-	5	\$1,000	
Grounding Devices						
Grounding Devices Generic	50%	LIFE	* *	5	\$300	
Generic	Other Observation, Extent : M			3	\$300	
	Location: Basement	Toucrate, Thea Typecte	u . 10070			
	Explanation: Connected To	Metal Water Pine				
Generic	50%	LIFE	* *	5	\$300	
Lighting	3070	LIIL			Ψ300	
Interior Lighting						
Fluorescent	70%	2022	\$297,700	10	\$25,800	
1.00.000000	Other Observation, Extent : L			10	\$20,000	
	Location : Throughout The					
	Explanation: T-12 Lamps	8				
Fluorescent	15%	2035	* *	10	\$5,500	
Tuorescent	T-5 Lamps And Fixtures, Exte		ffected : 100%	10	ψ2,200	
	Location : Offices	•				
Fluorescent	10%	2032	* *	10	\$3,700	
Tuorescent	Other Observation, Extent : L		00%	10	ψ3,700	
	Location : Throughout The					
	Explanation: T-8 Lamps					
Fluorescent	5%	2032	* *	10	\$1,800	
Tuorescent	Compact Fluorescent Light, I		a Affected · 100		\$1,000	
	Location : Throughout The		9,5			
Egress Lighting						
Emergency, Battery	50%	2032	* *	10	\$4,800	
Exit, LED	40%	2055	* *	1	ψ1,000	
Exit, Service	10%	2032	* *	1		
Exterior Lighting	1070					
HID	100%	2032	* *	10	\$100	
Alarm	* *				4	
Security System						
No Component	80%					
Generic	20%	2035	* *	1	\$3,000	
Fire/Smoke Detection						
No Component	80%					
Generic, Digital	20%	2035	* *	1-3	\$5,000	

Mechanical		Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

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

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

Asset #: 1925

Mechanical	Current Rep	oair F <u>utur</u>	e Replacement	Maintenance		
System Component Type	% of Fail Date E Total (Years)	stimated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating						
Energy Source						
Natural Gas	100%	2047	* *	1		
Conversion Equipment	4.50/	•••	44440		4.000	
Furnace	15%	2027	\$14,100	1	\$3,000	
		ent : Light, Area Affected	1: 13%			
	Location : Part Of AC	Units				
	Explanation: 6 Units					
Steam Boiler	85%	2040	**	1	\$33,800	
		ent : Light, Area Affected	1: 100%			
	Location: Penthouse					
=	Explanation: 2 Units					
Distribution	1.50/	20.12	* *	4	#200	
Hot Wtr Piping/Pump	15%	2043	* *	4	\$300	
Central Plant Steam	85%	2037	* *	4	\$2,500	
Piping/Pmp						
Terminal Devices	000/	2022	* *	1	¢10.000	
Air Handler	80%	2032	* *	1	\$19,900	
Convector/Radiator	20%	2040		1	\$2,600	
Air Conditioning						
Energy Source	1000/	2042	* *	1		
Electricity	100%	2043		1		
Conversion Equipment	85%	2022	* *	1	¢15 000	
Reciprocating Compr/Chiller	83%	2032		1	\$15,800	
Compi/Cimei	R-22 Refrigerant, Exten	t · Light Area Affected ·	100%			
	Location : Penthouse		10070			
E-4 Dlas II. 4			¢74.700	2	¢400	
Ext Pkg Unit -	15%	2027	\$74,700	2	\$400	
Heating/Cooling	R-22 Refrigerant, Exten	t : Light Awag Affacted :	1000/			
		i . Ligni, Area Ajjeciea .	10070			
Distribution	Location : Roof					
Distribution	Q 5 0 / ₂	2047	* *	1	¢1 700	
CW & CHW Wtr Pipe/Pump	85%	2047		4	\$1,700	
No Component	15%					
Terminal Devices	13/0					
Air Handler/Cool/Ht	100%	2032	* *	1	\$24,800	
Heat Rejection	100/0	2032	•	1	\$24,000	
Water Cooling Tower	85%	2028	\$128,300	2	\$34,300	
No Component	15%	2028	\$120,500	2	φ3 4 ,300	
Ventilation Ventilation	13/0					
Distribution						
Distribution Ductwork/Diffusers	100%	LIFE	* *	2-5	\$22,400	
Exhaust Fans	10070	LIFE		4-3	φ22,400	
Interior	85%	2032	* *	2	\$1,000	
Roof	15%	2032	\$9,900	2	\$200	
Plumhing	1.2 / 0	2021	Ψ2,200		Ψ200	

Plumbing

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

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

Asset #: 1925

Mechanical	Current Rep	air Future Re	placement	М	aintenance	
System Component Type	% of Fail Date Es Total (Years)	timated Cost Year Esti FY	imated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing						
H/C Water Piping Galvanized Steel	100%	2040	* *	1		
Water Heater Gas Fired	1000/	2025	\$24.200	2	\$600	
	100%	2025	\$24,300	2	\$600	
HW Heat Exchanger Steam Fired	100%	2047	* *	4	\$4,000	
Sanitary Piping Cast Iron	100%	LIFE	* *	1		
Storm Drain Piping Cast Iron	100%	LIFE	* *	1		
Sump Pump(s) Submersible	100%	2021	\$1,300	4	\$1,300	
Sewage Ejector(s) Electric	100%	2032	* *	4	\$1,600	
Fixtures						
Generic	100%					
Vertical Transport Elevators						
Geared Traction	100% Other Observation, Exter Location : Basement To Explanation : Two Unit		**			
Fire Suppression Standpipe						
No Component Generic	50% 50%	2047	* *	1-5	\$10,100	
Sprinkler		· · /			+,	
No Component	50%					
Generic	50%	2047	* *	1-2	\$5,600	
Fire Pump Generic	100%	2036	* *	1	\$7,500	
					*	

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

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

Print Date: 12-Sep-2019 NEW YORK PUBLIC LIBRARY - FY 2020

Asset Name : SCHOMBURG CENTER FOR RESEARCH MCKINN BLDG.

Address : 515 MALCOLM X BOULEVARD @W. 135 STREET

Borough : MANHATTAN Agency's Number : N/A

Area Sq Ft : 27,540 Project Type : NEW YORK PUBLIC LIBRARY

Date of Survey : 09-Jan-2018 Landmark Status : EXTERIOR LANDMARK

Areas Surveyed : Basement, Roof, Floors 1,2,3

Block : 1920 Lot : 29 BIN : 1058276

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$617,000	\$359,800
Interior Architecture		\$56,900
Electrical		\$542,700
Mechanical		\$154,800
Total	\$617,000	\$1,114,200
Importance Code A	\$617,000	\$451,300
Importance Code B		\$606,000
Importance Code C		\$56,900
Total	\$617,000	\$1,114,200

Total	\$617,000	\$1,114,200

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture		\$2,200		\$17,100
Interior Architecture	\$19,900	\$29,100	\$4,100	\$5,600
Electrical	\$800	\$1,300	\$800	\$4,200
Mechanical	\$2,400	\$2,500	\$13,400	\$4,000
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$26,900	\$39,000	\$22,200	\$34,800
Importance Code A	\$1,400	\$3,600	\$1,400	\$18,500
Importance Code B	\$25,600	\$35,500	\$16,800	\$16,300
Importance Code C			\$4,100	
Total	\$26,900	\$39,000	\$22,200	\$34,800



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

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

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

Asset #: 2824

Architecture	Current	Repair	Future	Replacement	М	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year E FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
xterior							
Exterior Walls	700/ 1	#202 400	LIEE	* *	_	Φ 5 0. 6 00	
Masonry: Brick	70% Now Cracking/Crumbling, Location: Alley Fa Jnt Mortar Miss/Ero Location: Through	cade d, Extent : Modera		cted : 5%	5	\$58,600	
Masonry: Limestone	12% Now	\$252,500	LIFE	* *	5	\$7,500	
Wasoniy. Emicsione	Jnt Mortar Miss/Eroc Location : Through	d, Extent : Moderai		ected : 10%	J	Ψ7,500	
Masonry: Limestone	18%		LIFE	* *	5	\$11,300	
Windows							
Wood	100%		2037	* *	5	\$172,100	
Parapets							
Masonry: Brick	20%		LIFE	* *	5	\$4,200	
Masonry: Limestone	5%		LIFE	* *	5	\$1,300	
Metal Cornice	25% Other Observation, E		2044	* *	10	\$17,100	
Metal Rail	Location : South For Explanation : This 50%		ally Coppe 2046	r Cornice	5-10	\$191,200	
Roof							
Built-Up (BUR)	25% Ponding, Extent: Mo Location: Around	***	2029 ted : 10%	\$99,100	10	\$6,300	
Cement-Fiber Panel	25%		2042	* *	5	\$4,400	
	Other Observation, E Location : Sloped F Explanation : Comp	Roof					
Modified Bitumen	50%	, ,	2037	* *	10	\$12,700	
Soffits						,,	
Copper/Terne	100% Other Observation, E Location : Roof Ov Explanation : Roof	erhang	2064 Affected :	**	10		
terior							
Floors							
Carpet	20%		2030	\$163,600	3	\$22,300	
Cast in Place Concrete	5%		LIFE	* *	5	\$6,100	
Ceramic Tile	5%		2042	* *	5	\$2,800	
Sheet Vinyl/Rubber	20%		2037	* *	5	\$16,700	
Vinyl Tile	15%		2037	* *	3	\$3,100	
Wood	35%		2057	* *	5	\$36,600	

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

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

Asset #: 2824

Architecture		Current F	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Ceramic Tile	5%			2038	* *	5	\$8,200	
Gypsum Board	58%			LIFE	* *	5	\$56,900	
Plaster	35%			LIFE	* *	5	\$17,200	
Wood	2%			LIFE	* *	5	\$13,100	
Ceilings								
AcousTileConcealSpLn	25%			2046	* *	5	\$17,400	
AcousTileSusp.Lay-In	20%			2046	* *	5	\$11,100	
Exposed Struc: Steel	20%			LIFE	* *			
Gypsum Board	35%			LIFE	* *	5	\$24,400	
Site Enclosure								
Fence/Gates								
Chain Link	80%			2049	* *			
Iron Picket	20%			2064	* *			
Retaining Walls								
Cast in Place Concrete	100%			2064	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2042	* *			
On-Site Walkways								
Cast in Place Concrete	100%			2034	* *			
	Cracking/	Crumbling,	Extent : Light, Are	ea Affect	ed : 40%			
	Location	i : Alley						

ectrical	Current Repair	Future	Replacement	M	aintenance	
stem Component Type	% of Fail Date Estimated (Total (Years)	Cost Year I FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
der 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2029	\$2,900	5	\$100	
	Other Observation, Extent : Light,	Area Affected :	100%			
	Location: Basement					
	Explanation: 1200 Amperes					
Switchgear / Switchboard						
Fused Disc Sw	100%	2029	\$37,200	5	\$100	
Raceway						
Conduit	90%	2029	\$32,400	1		
Conduit	10%	2055	* *	1		
Panelboards						
Molded Case Bkrs	80%	2037	* *	5	\$600	
Molded Case Bkrs	20%	2045	* *	5	\$100	
Wiring						
Thermoplastic	80%	2039	* *	1		
Thermoplastic	20%	2055	* *	1		
Motor Controllers						
Locally Mounted	100%	2027	\$52,100	5	\$200	

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

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

Asset #: 2824

Electrical	Current Re	pair Futu	re Replacement	M	aintenance	
System Component Type	% of Fail Date I Total (Years)	Estimated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ground						
Grounding Devices						
Not Accessible	100%					
Lighting						
Interior Lighting						
Fluorescent	95%	2029	\$301,300	10	\$24,000	
	•	es, Extent : Light, Area .	Affected : 100%			
	Location : Throughou	ıt				
Incandescent	5%	2029	\$15,900	2		
	Other Observation, Ext	ent : Light, Area Affecte				
	Location: Third Floo	r				
	Explanation: Downli	ghts And Track Lights				
Egress Lighting	•					
Emergency, Battery	50%	2034	* *	10	\$3,300	
Exit, LED	50%	2057	* *	1		
Exterior Lighting						
HID	100%	2029	\$119,600	10	\$100	
Alarm			·			
Security System						
No Component	70%					
Generic	30%	2034	* *	1	\$3,100	
Fire/Smoke Detection						
No Component	70%					
Generic, Analog	30%	2034	* *	1-3	\$5,100	

Mechanical	Current Repair	Futur	Future Replacement		Maintenance		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Heating							
Energy Source							
Natural Gas	100%	2049	* *	1			
Conversion Equipment							
Furnace	60%	2034	* *	1	\$8,200		
	Other Observation, Extent: Light, Area Location: Air Conditioning Units Explanation: 2 Units	Affected	: 100%				
Hot Water Boiler	40%	2027	\$91,500	1	\$5,500		
Distribution							
Hot Wtr Piping/Pump	20%	2037	* *	4	\$400		
No Component	80%						
Terminal Devices							
Convector/Radiator	20%	2042	* *	1	\$1,800		
No Component	80%						
Air Conditioning							
Energy Source							
Electricity	100%	2045	* *	1			

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

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

Asset #: 2824

Mechanical		Current Repair	Futu	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning							
Conversion Equipment							
Ext Pkg Unit -	90%		2034	* *	2	\$1,500	
Heating/Cooling	400/		•••	ale ale			
Split Unit	10%		2034	* *			
Distribution 1/Disc	1000/		LIDE	* *	2	#27 000	
Ductwork/Diffusers	100%		LIFE	* *	2	\$35,800	
Dehumidifier	1000/						
Not Accessible	100%						
Ventilation Distribution							
Distribution Ductwork/Diffusers	100%		LIFE	* *	2-5	\$15,400	
Exhaust Fans	10070		LIFE		2-3	\$13,400	
Interior	60%		2029	\$63,300	2	\$500	
Roof	40%		2029	\$19,700	2	\$300	
Plumbing	7070		2029	\$19,700		\$300	
H/C Water Piping							
Galvanized Steel	100%		2034	* *	1		
Water Heater	10070						
Electric	100%		2027	\$26,100	4	\$200	
Sanitary Piping						·	
Cast Iron	100%		LIFE	* *	1		
Storm Drain Piping							
Cast Iron	100%		LIFE	* *	1		
Fixtures							
Generic	100%						
Vertical Transport							
Elevators							
Hydraulic	100%		LIFE	* *			
		ervation, Extent : Light, Area					
		: Basement To 3rd Floor, Lo	cated In	Langston Hughes I	Hall		
	Explana	tion: 1 Unit					
Fire Suppression							
Standpipe	7 00/						
No Component	50%		20.40	* *	1.5	# < 000	
Generic	50%		2049	* *	1-5	\$6,900	
Sprinkler	750/						
No Component	75%		2020	* *	1.2	¢1 000	
Generic	25%		2039	r *	1-2	\$1,900	

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

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

Print Date: 12-Sep-2019 NEW YORK PUBLIC LIBRARY - FY 2020

Asset Name : SEDGWICK BRANCH LIBRARY

Address : 1701 MARTIN LUTHER KING JR. BLVD @W. 176 ST.

Borough : BRONX Agency's Number : S03

Area Sq Ft : 7,360 Project Type : NEW YORK PUBLIC LIBRARY

Date of Survey : 21-Apr-2016 Landmark Status : NONE

Areas Surveyed : Roof, Floors 1,2

Block : 2878 Lot : 224 BIN : 2009005

CAPITAL

Total

Importance Code

Total

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$13,900	\$15,500	\$1,600	
Interior Architecture	\$500	\$5,500	\$23,100	
Electrical	\$300	\$7,200	\$400	\$300
Mechanical	\$500	\$1,000	\$3,800	\$1,000
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$19,200	\$33,200	\$32,900	\$5,200
Importance Code A	\$14,100	\$16,100	\$1,800	\$500
Importance Code B	\$4,800	\$17,100	\$31,100	\$4,700
Importance Code C	\$300			
Total	\$19,200	\$33,200	\$32,900	\$5,200



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

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

NEW YORK PUBLIC LIBRARY - 035 SEDGWICK BRANCH LIBRARY

Asset #: 13365

			Asset # . It					
Architecture		Current I	Repair	Futur	re Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cement-Fiber Panel	35%		\$13,200	2032	* *			
			Extent : Light, Ar			~	• `	
		: Cracking	g Evident At Face (s Along Side Wall (
Concrete Masonry Unit	50%			LIFE	* *	5	\$7,900	
Metal Panel	15%			2047	* *	5-10	\$25,900	
	-		xtent : Light, Area . rom Vandalism Evi		: 5%			
Windows								
Aluminum	100%			2043	* *	5	\$3,100	
Parapets								
Concrete Masonry Unit	45%			LIFE	* *	5	\$1,000	
Metal Panel	3%			2047	* *	5	\$200	
Metal Rail	25%			2040	* *	5-10	\$8,500	
Pre-Cast Concrete	2%			LIFE	* *	5	\$200	
Stucco Cement	25%			2040	* *	5	\$1,200	
			Extent : Light, Area	Affected	l : 100%			
	Location	: Second I	Floor					
	Explana	tion: This	Component Is Actu	ally Cen	ient Fiber Board.			
Roof								
Metal Panel		Now	\$700	2040	* *			
			nt : Severe, Area A	-				
	Location	: Entrance	e Canopy Drain Cl	ogged W	ith Debris			
Modified Bitumen	90%			2032	* *	10	\$8,300	
Interior								
Floors								
Carpet	15%			2023	\$22,300	3	\$2,500	
Ceramic Tile	5%			2036	* *	5	\$600	
Traffic Topping	80%			2032	* *	5	\$11,000	
	_	_	Extent : Moderate	e, Area A	ffected : 10%			
	Location	: First Flo	oor					
Interior Walls								
Ceramic Tile	5%			2036	* *	5	\$500	
Concrete Masonry Unit	70%			LIFE	* *	5	\$2,900	
		nce, Extent : Stair At	: Moderate, Area West Side	Affected	: 10%			
Gypsum Board	20%			LIFE	* *	5	\$1,300	
Metal: Cage/Fence	5%			LIFE	* *		, y	
Ceilings								
AcousTileSusp.Lay-In	10%			2040	* *	5	\$1,100	
Exposed Struc: Steel	85%			LIFE	* *	2	¥1,100	
Gypsum Board	5%			LIFE	* *	5	\$700	
Site Enclosure	2,0						Ψ,00	
Fence/Gates								
Iron Picket	100%			2062	* *			
Site Pavements								

Site Pavements

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

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

NEW YORK PUBLIC LIBRARY - 035 SEDGWICK BRANCH LIBRARY

Asset # : 13365

Architecture	Current Repair		Future Replacement		Maintenance		
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Pavements							
Public Sidewalk							
Cast in Place Concrete	100%		2040	* *			
Activity Yard							
Cast in Place Concrete	100%		2040	* *			

Electrical	Current Repair	Future Replacement	Maintenance				
System Component Type	% of Fail Date Estimated Total (Years)	Cost Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority			
Under 600 Volts							
Service Equipment							
Fused Disc Sw	100%	2047 **	5				
	Other Observation, Extent : Light, Area Affected : 100%						
	Location : Electrical Room						
	Explanation : 1- Electrical Servi	ice, Main Service Protector Rated	d At 600 Amperes.				
Switchgear / Switchboard			_				
Fused Disc Sw	100%	2047 **	5				
Raceway	1000/						
Conduit	100%	2047 **	1				
Panelboards	1000/	2042 **					
Molded Case Bkrs	100%	2043 **	5 \$200				
Wiring	1000/	2047 **	1				
Thermoplastic	100%	2047 **	1				
Motor Controllers	1000/	2040 **	σ				
Locally Mounted	100%	2040 **	5 \$100				
Grounding Devices							
Grounding Devices Generic	100%	LIFE **	5 \$100				
Generic			3 \$100				
	Other Observation, Extent : Light, Area Affected : 100% Location : Water Meter Room						
	Explanation: Connected To Ma	in Water Pine					
Lighting	Explanation . Connected 10 Ma	in water ripe					
Interior Lighting							
Fluorescent	100%	2032 **	10 \$6,800				
Thoreseen	Other Observation, Extent : Light,		το φο,σσσ				
	Location : Throughout The Build						
	Explanation: T-8 Lamps And Co	O .					
Egress Lighting	A	* F					
Emergency, Battery	10%	2032 **	10 \$200				
Exit, LED	90%	2055 **	1				
Alarm							
Security System							
Generic	100%	2032 **	1 \$2,800				

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

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

NEW YORK PUBLIC LIBRARY - 035 SEDGWICK BRANCH LIBRARY

Asset #: 13365

Mechanical		Current Repair		Replacement	M	aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating							
Energy Source	5 00/		201-	di di			
Electricity	50%		2047	**	1		
		ervation, Extent : Light, Area	Affected	: 50%			
		: Both Floors	D 1: .				
		tion : For Electric Baseboard					
Natural Gas	50%		2047	* *	1		
Conversion Equipment							
Furnace	50%		2032	* *	1	\$1,800	
Radiant Heater	50%		2032	* *	2	\$1,700	
Distribution							
Ductwork/Diffusers	100%		LIFE	* *	2-5	\$4,100	
Terminal Devices							
Air Handler	50%		2032	* *	1	\$2,300	
Convector/Radiator	50%		2040	* *	1	\$1,200	
Air Conditioning							
Energy Source							
Electricity	100%		2043	* *	1		
Conversion Equipment							
Ext Pkg Unit -	90%		2032	* *	2	\$400	
Heating/Cooling							
Split Unit	10%		2032	* *			
Distribution							
Ductwork/Diffusers	90%		LIFE	* *	2	\$8,600	
No Component	10%						
Ventilation							
Distribution							
Ductwork/Diffusers	100%		LIFE	* *	2-5	\$4,100	
Exhaust Fans							
Roof	5%		2032	* *	2		
No Component	95%						
Plumbing							
H/C Water Piping							
Galvanized Steel	100%		2040	* *	1		
Water Heater							
Not Accessible	100%						
Sanitary Piping							
Cast Iron	100%		LIFE	* *	1		
Storm Drain Piping			_				
Cast Iron	100%		LIFE	* *	1		
Fixtures							
Generic	100%						
Vertical Transport							
Elevators							
Hydraulic	100%		LIFE	**			
		ervation, Extent : Light, Area	Affected	: 100%			
		: 1st To 2nd Floor					
	Explanai	tion : One Unit					

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

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

NEW YORK PUBLIC LIBRARY - 035 SEDGWICK BRANCH LIBRARY

Asset #: 13365

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

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

Print Date: 12-Sep-2019 NEW YORK PUBLIC LIBRARY - FY 2020

Asset Name : SEWARD PARK BRANCH LIBRARY
Address : 192 EAST BROADWAY @JEFFERSON ST.

 $Borough \hspace{1.5cm} : \hspace{.1cm} MANHATTAN \hspace{1.5cm} Agency's \hspace{.1cm} Number \hspace{.1cm} : \hspace{.1cm} N/A$

Area Sq Ft : 19,681 Project Type : NEW YORK PUBLIC LIBRARY

Date of Survey : 18-May-2017 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,2,3,4

Block : 311 Lot : 31 BIN : 1004053

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$368,900	\$111,200
Interior Architecture		\$92,500
Mechanical		\$313,400
Total	\$368,900	\$517,100
Importance Code A	\$368,900	\$111,200
Importance Code B		\$405,900
Total	\$368 900	\$517 100

Total \$368,900 \$517,100

\$98,700 \$50,800 \$45,000 \$2,900	\$12,000 \$4,100 \$7,900	\$34,500 \$4,000 \$30,500	\$11,600 \$1,000 \$10,600
\$50,800	\$4,100	\$4,000	\$1,000
,	,	,	ŕ
\$98,700	\$12,000	\$34,500	\$11,600
\$3,900	\$3,900	\$3,900	\$3,900
\$6,500			
\$1,100			
\$7,300	\$2,600	\$3,200	\$2,700
\$2,100	\$1,600	\$22,100	\$2,200
\$27,800	\$700	\$2,200	\$2,700
\$49,800	\$3,100	\$3,000	
FY 2021	FY 2022	FY 2023	FY 2024
	\$49,800 \$27,800 \$2,100 \$7,300 \$1,100 \$6,500	\$49,800 \$3,100 \$27,800 \$700 \$2,100 \$1,600 \$7,300 \$2,600 \$1,100 \$6,500	\$49,800 \$3,100 \$3,000 \$27,800 \$700 \$2,200 \$2,100 \$1,600 \$22,100 \$7,300 \$2,600 \$3,200 \$1,100 \$6,500



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

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

NEW YORK PUBLIC LIBRARY - 035 SEWARD PARK BRANCH LIBRARY

Asset #: 4228

rchitecture		Current F	Repair	Futur	e Replacement	M	aintenance	
stem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
terior								
Exterior Walls								
Copper/Terne	8%	2-4	\$31,400	2033	**			
		Rusting, E : Penthous	xtent : Moderate, A se	Area Affe	ected : 20%			
Masonry: Brick	42%	2-4	\$104,300	LIFE	* *	5	\$32,700	
			l, Extent : Light, Ai		ted : 10%			
	Location	: Former	Party Wall - Wast I	Façade				
Masonry: Brick	20%			LIFE	* *	5	\$15,600	
Masonry: Granite	5%			LIFE	* *	5	\$2,900	
Masonry: Limestone	25%			LIFE	* *	5	\$14,600	
Windows								
Metal Clad	15%			2027	\$63,000	5	\$6,200	
Wood	85%	Now	\$224,500	2053	* *	5	\$28,200	1
	Dry Rot/De	Dry Rot/Decay, Extent : Severe, Area Affected : 100%						
	Location	: WIndow	Rails, Trims And C	Glaziing I	Lites			
Parapets								
Copper/Terne	5%			2048	* *	5	\$800	
Masonry: Brick	10%	0-2	\$1,000	LIFE	* *	5	\$300	
		· Miss/Erod : East Fac	l, Extent : Light, Ai ade	rea Affec	ted : 5%			
Masonry: Limestone	77%	2-4	\$40,100	LIFE	* *	5	\$3,000	
	Jnt Mortar	· Miss/Eroc	d, Extent : Light, Ai	rea Affec	eted : 10%			
	Location	: South An	d West Walls - Up	per Roof	•			
	U	_	Extent : Light, Ard ve Cornice	ea Affect	ed : 20%			
	-		Extent : Severe, Are Decorative Cornic		ed : 15%			
Metal Panel	3%			2048	* *	5	\$400	
Metal Rail	5%			2033	* *	5-10	\$2,800	
Roof						-	, , , , , , , , , , , , , , , , , , ,	
Metal Panel	3%			2033	* *	10	\$700	
Modified Bitumen	97%	0-2	\$17,500	2033	* *			
			lerate, Area Affecto out Main Roof	ed : 20%				
			ings, Extent : Mod	erate, Ar	ea Affected : 15%			
		: Main Ro	_					

Interior

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

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

NEW YORK PUBLIC LIBRARY - 035 SEWARD PARK BRANCH LIBRARY

Asset #: 4228

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors						_		
Cast in Place Concrete	5%			LIFE	**	5	\$3,200	
Ceramic Tile	5%	0.0	Φ= 100	2037	* *	5	\$1,500	
Marble Panels	5%	0-2	\$7,100	LIFE	**	5	\$1,100	
			Extent : Severe, A Floor Stair Treads .					
Sheet Vinyl/Rubber	10%			2028	\$92,500	5	\$4,400	
Terrazzo	2%			LIFE	* *	5	\$500	
Vinyl Tile	73%	2-4	\$19,300	2033	* *	3	\$8,100	
Ž	_	Crumbling, : Baement	Extent : Light, Are Areas	ea Affect	ed : 10%			
Interior Walls								
Ceramic Tile	5%			2031	* *	5	\$2,900	
Masonry: Brick	5%			LIFE	* *		. ,	
Plaster	85%			LIFE	* *	5	\$14,700	
Wood	5%			LIFE	* *	5	\$11,500	
Ceilings								
Exposed Concrete	15%			LIFE	* *	5	\$700	
Plaster	70%			LIFE	* *	5	\$12,900	
Plaster	15%			LIFE	* *	5	\$2,800	
Site Enclosure								
Fence/Gates								
Aluminum Picket	15%			2048	* *			
Chain Link	10%			2038	* *			
Iron Picket	75%	4+	\$1,100	2048	* *			
	Corrosion	/Rusting, E	xtent : Light, Area	Affected	: 20%			
	Location	: Perimete	er Fencing					
Free Standing Walls								_
Masonry: Brick	100%			2048	* *			
Retaining Walls								
Masonry: Fieldstone	100%			2038	* *			
			Extent : Light, Area					
	Location	: North, W	est And South Per	imeter W	'alls			
	Explana	tion: This I	Element Actually C	Franite B	locks			
Site Pavements Public Sidewalk								
Cast in Place Concrete	100%			2041	* *			
On-Site Walkways								
Cast in Place Concrete	55%	0-2	\$100	2033	* *			
	_	_	Extent : Moderate torage Area Adjace					
Masonry: Granite	45%	0-2	\$200	LIFE	* *			
-7:			d, Extent : Moderat		Affected : 15%			
			nding At Staff Entro					

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

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

NEW YORK PUBLIC LIBRARY - 035 SEWARD PARK BRANCH LIBRARY

Asset #: 4228

Architecture		Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Site Pavements

Activity Yard

Rubber Matting 100% 0-2 \$6,200 2038 **

Worn/Eroded, Extent: Moderate, Area Affected: 100% Location: South West Courtyard Adjacent To Street

Electrical	Current Repair	Future Repla	Replacement Maintenan		Maintenance	
System Component Type	% of Fail Date Estimat Total (Years)	ted Cost Year Estima FY	ited Cost	Cycle (Yrs)	Estimated Cost	Priority
Inder 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2048	* *	5	\$100	
	Other Observation, Extent : L	ight, Area Affected : 100%				
	Location : Electrical Room					
	Explanation : Main Service	Disconnect Switch Rated A	t 1600 Am	peres.		
Switchgear / Switchboard	1000/	• • • •		_	4400	
Fused Disc Sw	100%	2048	* *	5	\$100	
	Other Observation, Extent: La	ight, Area Affected : 100%				
	Location: Electrical Room					
D.	Explanation : 3- Vertical Sec	ctions				
Raceway	1000/	2040	* *	1		
Conduit	100%	2048	-	1		
Panelboards Fused Disc Sw	5%	2044	* *	_		
	5% 95%	2044	* *	5 5	\$500	
Molded Case Bkrs	93%	2044		3	\$300	
Wiring Thermoplastic	100%	2048	* *	1		
Motor Controllers	10078	2046		1		
Locally Mounted	100%	2041	* *	5	\$100	
Ground	10070	2041			\$100	
Grounding Devices						
Generic	100%	LIFE	* *	5	\$300	
Lighting	10070	En E			Ψ300	
Interior Lighting						
Fluorescent	85%	2033	* *	10	\$15,300	
	T-5 Lamps And Fixtures, Exte	nt : Light, Area Affected : .	100%		. ,	
	Location : Throughout The E	Building				
Fluorescent	10%	2033	* *	10	\$1,800	
11001000110	T-8 Lamps And Fixtures, Exte		100%	10	Ψ1,000	
	Location : Basement	3, 3,				
Fluorescent	5%	2033	* *	10	\$900	
1 idolescent	Compact Fluorescent Light, E		1:100%	10	Ψ700	
	Location : Hallways					
Egress Lighting						
Emergency, Battery	50%	2033	* *	10	\$2,400	
Exit, Service	50%	2033	* *	1	+-,	

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

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

NEW YORK PUBLIC LIBRARY - 035 SEWARD PARK BRANCH LIBRARY

Asset #: 4228

Electrical	Current Repair	Future Replac	cement	M	aintenance	
System Component Type	% of Fail Date Estim Total (Years)	ated Cost Year Estima FY	ted Cost	Cycle (Yrs)	Estimated Cost	Priorit
Lighting						
Exterior Lighting						
HID	20%	2033	* *	10		
No Component	80%					
Alarm						
Security System						
No Component	30%					
Generic	70%	2033	* *	1	\$5,200	
	Other Observation, Extent:	Light, Area Affected : 100%				
	Location: Reading Areas	And Hallways				
	Explanation : CCTV Surve	illance Camera				
Fire/Smoke Detection						
Generic, Digital	100%	2033	* *	1-3	\$12,500	
	Other Observation, Extent:	Light, Area Affected : 100%				
	Location : Throughout The	Building				
	Explanation : Strobe Light	s, Manual Pull Stations, Alar	m Bells, S	Smoke De	etectors And Horns	

Mechanical	Current Repair	Future	Replacement	М	aintenance	
System Component Type	% of Fail Date Estimated Total (Years)	Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating						
Energy Source						
Natural Gas	100%	2048	* *	1		
Conversion Equipment						
Furnace	70%	2028	\$32,100	1	\$6,800	
	Other Observation, Extent : Light Location : Roof	t, Area Affected :	70%			
	Explanation : 3 Rooftop Packag	ge Units				
Hot Water Boiler	30%	2048	* *	1	\$2,900	
	Recent Replace Evident, Extent : Location : Boiler Room	Light, Area Affec	cted: 30%			
	Other Observation, Extent : Light	t, Area Affected :	100%			
	Location: Basement Boiler Roc	om				
	Explanation: 1 Brand New Uni	t				
Distribution						
Hot Wtr Piping/Pump	30%	2036	* *	4	\$300	
No Component	70%					
Terminal Devices						
Convector/Radiator	30%	2033	* *	1	\$1,900	
No Component	70%					
Air Conditioning						
Energy Source						
Electricity	100%	2036	* *	1		

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

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

NEW YORK PUBLIC LIBRARY - 035 SEWARD PARK BRANCH LIBRARY

Asset #: 4228

Mechanical		Current Repair	ir Future Replacement Ma		t Maintenance		
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning Conversion Equipment Ext Pkg Unit - Heating/Cooling	80%		2028	\$195,300	2	\$1,000	
5	Location	servation, Extent : Light, Area 1 : Roof tion : 3 Rooftop Package Unit		! : 80%			
Split Unit	15% Other Obs	servation, Extent : Light, Area	2028	\$62,400			
Window/Wall Unit	5%		2021	\$2,000	1		
Terminal Devices Fan Coil - 2 Pipe No Component	15% 85%		2028	\$55,700	1	\$1,000	
Heat Rejection Evaporative Condenser No Component	15% 85%		2028	\$9,100	2	\$2,100	
Ventilation Distribution Ductwork/Diffusers	100% Insul. Det Location	eriorating, Extent : Moderate,	LIFE Area Af	* * Tected : 5%	2-5	\$11,000	
Exhaust Fans Roof	100%		2028	\$32,400	2	\$600	
Plumbing H/C Water Piping Brass/Copper	100%		2038	**	1		
Water Heater Gas Fired		place Evident, Extent : Light, 1 : Boiler Room	2028 Area Aff	\$11,900 Pected : 100%	2	\$300	
Sanitary Piping Cast Iron	100%		LIFE	* *	1		
Storm Drain Piping Cast Iron	100%		LIFE	* *	1		
Fixtures Generic	100%						
Vertical Transport Elevators	100%		LIFE	* *			
Hydraulic	Other Obs	servation, Extent : Light, Area 1 : Basement To 4th Floor tion : 1 Unit					
Fire Suppression Sprinkler							
No Component Generic	80% 20%		2038	* *	1-2	\$1,100	

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

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

NEW YORK PUBLIC LIBRARY - 035 SEWARD PARK BRANCH LIBRARY

Asset #: 4228

Mechanical	Current Repair	Future Repla	cement	M	aintenance	
System Component Type	% of Fail Date Estimate Total (Years)	ed Cost Year Estima FY	ated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fire Suppression Fire Pump						
Generic	100%	2031	* *	1	\$3,700	

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

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

Print Date: 12-Sep-2019 NEW YORK PUBLIC LIBRARY - FY 2020

Asset Name : SOUNDVIEW BRANCH LIBRARY
Address : 660 SOUNDVIEW AVE. @BEACH AVE.

Borough : BRONX Agency's Number : S05

Area Sq Ft : 11,861 Project Type : NEW YORK PUBLIC LIBRARY

Date of Survey : 13-Apr-2016 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1

Block : 3558 Lot : 14 BIN : 2021838

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Electrical	\$113,100	\$6,300
Mechanical		\$231,600
Total	\$113,100	\$237,800
Importance Code B	\$113,100	\$237,800
Total	\$113,100	\$237,800

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture		\$6,600	\$700	
Interior Architecture	\$43,700			\$3,000
Electrical	\$400	\$19,900	\$300	\$300
Mechanical	\$21,600	\$1,900	\$4,800	\$2,000
Total	\$65,700	\$28,300	\$5,700	\$5,300
Importance Code A	\$18,600	\$7,400	\$1,300	\$600
Importance Code B	\$47,100	\$21,000	\$4,500	\$4,700
Importance Code C				
Total	\$65,700	\$28,300	\$5,700	\$5,300



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

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

NEW YORK PUBLIC LIBRARY - 035 SOUNDVIEW BRANCH LIBRARY

Asset #: 13367

rchitecture		Current Repa	air	Futur	e Replacement	M	aintenance	
ystem Component Type		Fail Date Est (Years)	timated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
xterior	<u> </u>							
Exterior Walls								
Concrete Masonry Unit	30%			LIFE	* *	5	\$3,000	
Masonry: Granite	55%			LIFE	* *	5	\$6,600	
Metal Panel	15%			2047	* *	5-10	\$16,600	
Windows								
Aluminum	100%			2035	* *	5	\$1,600	
Parapets						_		
Concrete Masonry Unit	60%			LIFE	* *	5	\$2,500	
Metal Panel	10%		F	2053	**	5	\$1,400	
	Location :		Extent : Light,	Area Aff	ected : 100%			
Metal Panel	30%			2047	* *	5	\$4,200	
		air Evident, E. Throughout	xtent : Light, A	lrea Affeo	cted : 100%			
Roof								
Modified Bitumen	•	ace Evident, I Throughout	Extent : Light,	2035 Area Affa	* * ected : 100%	10	\$31,000	
terior								
Floors								
Ceramic Tile	2%			2036	* *	5	\$400	
Terrazzo	2%			LIFE	* *	5	\$300	
Vinyl Tile		4+ strate, Extent Throughout	\$30,700 : Light, Area	2032 Affected :	* *	3	\$6,400	
	Worn/Erode	_	oderate, Area	Affected .	: 20%			
Interior Walls								
Concrete Masonry Unit	97%			LIFE	* *	5	\$3,700	
Glass: Single Pane	1%			LIFE	* *	5	\$100	
Metal Panel	1%			LIFE	* *			
Granite Panels	1%			LIFE	* *			
Ceilings								
AcousTileConcealSpLn		4+ sing Elements Throughout	\$12,900 , Extent : Ligh	2040 t, Area Ą	* * ffected : 15%	5	\$9,400	
		Bulging, Exte Throughout	nt : Moderate,	Area Aff	fected : 15%			
AcousTileSusp.Lay-In	10%			2044	* *	5	\$1,800	
1 0	Recent Repl	ace Evident, I Community I	Extent : Light,		ected : 100%			
	Locuiton.	Community 1	toom					

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

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

NEW YORK PUBLIC LIBRARY - 035 SOUNDVIEW BRANCH LIBRARY

Asset #: 13367

Electrical	Current Repair	Future	Replacement	M	aintenance	
System Component Type	% of Fail Date Estimate Total (Years)	ed Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts						
Service Equipment						
Molded Case Bkrs	100%	2027	\$1,600	5	\$300	
	Other Observation, Extent : Mo	oderate, Area Affec	ted : 100%			
	Location : Electrical Room		0.000		G	
~	Explanation: No Available N	ameplate Ratings (Of The Main Serv	ice Disco	onnect Switch	
Switchgear / Switchboard	1000/	2025	#242 00	_	#200	
Molded Case Bkrs	100%	2027	\$34,200	5	\$300	
Raceway	1000/	2027	Ф 22.2 00			
Conduit	100%	2027	\$33,200	1		
Panelboards	200/	2025	* *	~	Ф100	
Molded Case Bkrs	20%	2035		5	\$100	
Molded Case Bkrs	80%	2026	\$12,700	5	\$300	
Wiring	0.50/	2027	#27 000			
Thermoplastic	95%	2027	\$27,900 * *	1		
Thermoplastic	5%	2037	~ ~	1		
Motor Controllers	500/	2025	¢17,000	~		
Locally Mounted	50%	2025	\$16,000 * *	5		
Locally Mounted	50%	2044	* *	5		
Ground						
Grounding Devices	1000/	LIEE	* *	~	Ф200	
Generic	100%	LIFE		5	\$200	
Lighting						
Interior Lighting	000/	2022	¢112 100	10	¢0.000	
Fluorescent	90% T-12 Lamps And Fixtures, Exte		\$113,100	10	\$9,800	
	Location : Throughout The Bi		и Ајјесіеи . 10076)		
				1.0	* = 0 0	
Fluorescent	5%	2027	\$6,300	10	\$500	
	Compact Fluorescent Light, Ex	tent : Moderate, A	rea Affected : 100	%		
	Location : Offices					
LED	5%	2035	* *			
Egress Lighting						
Exit, Service	100%	2035	* *	1		
Exterior Lighting						
HID	20%	2022	\$9,500	10		
No Component	80%					
Alarm						
Security System						
No Component	40%					
Generic	60%	2035	**	1	\$2,700	
	Other Observation, Extent : Mo		ted : 100%			
	Location: Reading Areas And					
	Explanation : CCTV Surveilla	ance Camera Syste	m			
Fire/Smoke Detection	1000/					
Under Construction	100%					

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

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

NEW YORK PUBLIC LIBRARY - 035 SOUNDVIEW BRANCH LIBRARY

Asset #: 13367

Mechanical	Current Repair	Future Rep	olacement	М	aintenance	
System Component Type	% of Fail Date Estimat Total (Years)	ed Cost Year Esti FY	mated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating						
Energy Source	1000/	20.45	ala ala			
Natural Gas	100%	2047	* *	1		
Conversion Equipment	200/ 31 0	10 100 2047	* *	1	Ø1 100	
Hot Water Boiler	20% Now \$ Malfunctioning, Extent: Mode	18,100 2047		1	\$1,100	
	Location: Basement, Unrelia	**	0/0			
Hat Water Dailer	80%	2032	* *	1	\$4,700	
Hot Water Boiler Distribution	8070	2032		1	\$4,700	
Hot Wtr Piping/Pump	100%	2035	* *	4	\$600	
Air Conditioning	10070	2033			\$000	
Energy Source						
Electricity	100%	2043	* *	1		
Conversion Equipment						
Reciprocating	100%	2027	\$99,700	1	\$5,500	
Compr/Chiller						
	Other Observation, Extent : Li	ght, Area Affected : 100	0%			
	Location: Basement					
	Explanation : Compressor W	as Refurbished				
Terminal Devices						
Air Handler/Cool/Ht	100%	2027	\$131,800	1	\$7,300	
Heat Rejection	1000/	2025	* *	2	#0.200	
Dry Cooler	100% Recent Installation, Extent: Li	2035		2	\$8,300	
	Location: Roof	диі, Агей Ајјесіей . 100	7/0			
Ventilation	Locuiton : Rooj					
Distribution						
Ductwork/Diffusers	100%	LIFE	* *	2-5	\$6,600	
Exhaust Fans					4 - 7	
Roof	10%	2035	* *	2		
	Recent Installation, Extent : Li	ght, Area Affected : 100	0%			
	Location : Roof					
Roof	10%	2027	\$2,000	2		
No Component	80%					
	Other Observation, Extent : Li	ght, Area Affected : 0%				
	Location: Basement					
	Explanation : Air Handling U	Init Serves Library For	Ventilation F	Purposes		
Plumbing						
H/C Water Piping	1000/	2027	* *	1		
Brass/Copper	100%	2037	~ ^	1		
Water Heater	1000/	2025	¢7 200	2	¢200	
Gas Fired	100%	2025	\$7,200	2	\$200	
Sanitary Piping Cast Iron	100%	LIFE	* *	1		
Storm Drain Piping	100/0	LILE		1		
Cast Iron	100%	LIFE	* *	1		
Cast HOII	10070	PILE		1		

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

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

NEW YORK PUBLIC LIBRARY - 035 SOUNDVIEW BRANCH LIBRARY

Asset #: 13367

Mechanical	Current Repair	Future Rep	olacement	M	aintenance	
System Component Type	% of Fail Date Estimated Cos Total (Years)	t Year Estin	mated Cost	Cycle (Yrs)	Estimated Cost	Priority
lumbing						
Sump Pump(s)						
Non-Submersible	100%	2032	* *	4	\$300	
	Other Observation, Extent : Light, Are	ea Affected : 100	9%			
	Location: Basement					
	Explanation : No Sump Pump Obser	ved				
Fixtures						
Generic	100%					

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

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

Print Date: 12-Sep-2019 NEW YORK PUBLIC LIBRARY - FY 2020

Asset Name : SPUYTEN DUYVIL BRANCH LIBRARY

Address : 650 WEST 235TH ST. @ INDEPENDENCE AVE.

Borough : BRONX Agency's Number : S06
Program / Asset # : NPL0S06.000 / 13368 Yr Built/Renovated : 1971 /

Area Sq Ft : 7,500 Project Type : NEW YORK PUBLIC LIBRARY

Date of Survey : 25-Apr-2016 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1

Block : 5915 Lot : 70 BIN : 2085867

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$320,000	
Interior Architecture	\$108,300	
Electrical		\$157,600
Mechanical	\$198,400	
Total	\$626,700	\$157,600
Importance Code A	\$320,000	
Importance Code B	\$306,700	\$157,600
Total	\$626,700	\$157,600

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$10,900			
Interior Architecture	\$300		\$161,600	
Electrical	\$8,300	\$4,900	\$700	\$800
Mechanical	\$3,700	\$17,100	\$4,300	\$2,200
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$27,200	\$26,000	\$170,600	\$7,000
Importance Code A	\$11,300	\$500	\$400	\$400
Importance Code B	\$15,900	\$25,500	\$170,200	\$6,700
Importance Code C				
Total	\$27,200	\$26,000	\$170,600	\$7,000



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

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

NEW YORK PUBLIC LIBRARY - 035 SPUYTEN DUYVIL BRANCH LIBRARY

Asset #: 13368

Architecture		Current I	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Alum/Vinyl Siding	5%			2037	* *	10	\$200	
Cast in Place Concrete	7%			LIFE	* *	5	\$4,000	
Masonry: Brick	3%			LIFE	* *	5	\$300	
Pre-Cast Concrete		Now	\$10,900	LIFE	* *	5	\$20,300	
	-		e, Extent : Modera	te, Area	Affected : 25%			
		: Through						
	_		d, Extent : Modera	ite, Area	Affected: 25%			
		: Through	out					
Pre-Cast Concrete	30%			LIFE	* *	5	\$11,100	
Windows								
Aluminum	100%	2-4	\$55,500	2035	* *	5	\$2,100	
			d, Extent : Moderd		Affected : 10%			
	Location	: Cleresto	ry Windows At Roo	of .				
Parapets								
Metal Rail	5%			2040	* *	5-10	\$300	
Pre-Cast Concrete	95%			LIFE	* *	5	\$2,300	
Roof								
Copper/Terne	20%			2055	* *	10	\$11,500	
Modified Bitumen	80%	0-2	\$264,600	2037	* *			
			lerate, Area Affect	ed : 20%				
		: Through						
	_	en/Split, Ex Through :	tent : Moderate, A out	rea Affeo	cted : 25%			
Interior								
Floors								
Carpet	90%			2023	\$155,900	3	\$17,300	
Cast in Place Concrete	5%			LIFE	* *	5	\$1,400	
Ceramic Tile	5%			2036	* *	5	\$600	
Interior Walls								
Cast in Place Concrete	10%			LIFE	* *			
Concrete Masonry Unit				LIFE	* *	5	\$2,900	
Glass: Single Pane	5%			LIFE	* *	5	\$300	
Gypsum Board	5%			LIFE	* *	5	\$300	
Ceilings								
AcousTileConcealSpLn		0-2	\$108,300	2047	* *	5	\$7,900	
		_	ents, Extent : Mod	erate, Ar	ea Affected : 10%			
		: Lunch R						
			: Moderate, Area	Affected	: 25%			
	Location	: Through	out					
Exposed Concrete	5%			LIFE	* *	5	\$100	
Site Enclosure								
Fence/Gates								
Iron Picket	100%			2062	* *			
Site Pavements								
- 11 all 11								
Public Sidewalk Cast in Place Concrete	100%			2040	* *			

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

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

NEW YORK PUBLIC LIBRARY - 035 SPUYTEN DUYVIL BRANCH LIBRARY

Asset #: 13368

Electrical	Current Repair	Future Replacemer	nt N	Maintenance	
System Component Type	% of Fail Date Estimated Co Total (Years)	Year Estimated C FY	Ost Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts					
Service Equipment Molded Case Bkrs	100%	2027 \$1,6	00 5	\$200	
Switchgear / Switchboard Molded Case Bkrs	100%	2027 \$34,2	00 5	\$200	
Raceway Conduit	100%	2027 \$33,2	00 1		
Panelboards Molded Case Bkrs	100%	2026 \$15,8		\$200	
Wiring Braided Cloth	25% 2-4 \$7,30 Insulation Aged, Extent : Moderate, Location : Throughout The Buildin	00 2052 Area Affected : 100%	** 1		
Thermoplastic	75%	2037	** 1		
Motor Controllers Locally Mounted	100%		** 5	\$100	
Ground Grounding Devices Generic	100% Other Observation, Extent : Light, A	LIFE	** 5	\$100	
	Location: Crawlspace Explanation: Connected To Main	Water Pipe			
Lighting Interior Lighting	0.504				
Fluorescent	95% Other Observation, Extent: Light, A Location: Throughout The Buildir Explanation: T-12 Lamps		00 10	\$6,500	
Incandescent	5% Other Observation, Extent: Light, A Location: 1st Floor Vestibule Explanation: Incandescent Lightin		00 2		
Egress Lighting					
Emergency, Service Exit, Service	50% 50%	2027 \$2,0 2032	00 1 ** 1		
Exterior Lighting HID	100%	2027 \$30,0			
Alarm					
Security System Generic	100%	2027 \$24,0	00 1	\$2,800	
Fire/Smoke Detection Generic, Analog	100%	2027 \$82,2	00 1-3	\$4,800	

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

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

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

NEW YORK PUBLIC LIBRARY - 035 SPUYTEN DUYVIL BRANCH LIBRARY

Asset #: 13368

Mechanical		Current Repair	Futur	re Replacement	M	aintenance	
System	% of	Fail Date Estimated Cost	Year	Estimated Cost	Cvcle	Estimated Cost	Priority
Component	Total	(Years)	FY	Listinated Cost	(Yrs)	250000000000000000000000000000000000000	11101103
Туре		,			,		
Heating							
Energy Source	1000/		20.45	ale ale			
Natural Gas	100%		2047	* *	1		
Conversion Equipment	1000/		2022	* *		#2 5 00	
Hot Water Boiler	100%		2032	* *	1	\$3,700	
Distribution	1000/		2042	* *	4	¢400	
Hot Wtr Piping/Pump	100%		2043		4	\$400	
Terminal Devices Air Handler	500/		2022	Ø52 200	1	¢2 200	
Air Handler Convector/Radiator	50% 50%		2022 2040	\$52,200 * *	1	\$2,300	
	30%		2040		1	\$1,200	
Air Conditioning Energy Source							
Electricity	100%		2043	* *	1		
Conversion Equipment	10070		2073		1		
Reciprocating	100%		2022	\$63,100	1	\$3,500	
Compr/Chiller	10070		2022	ψ05,100	1	ψ3,500	
Distribution							
Ductwork/Diffusers	100%		LIFE	* *	2	\$9,800	
Terminal Devices						4-,	
Air Handler/Dir	100%		2022	\$83,100	1		
Expansion							
Heat Rejection							
Air Cooled Condenser	100%		2022	\$15,000	2	\$5,200	
Unit							
Ventilation							
Distribution				de de			
Ductwork/Diffusers	100%		LIFE	* *	2-5	\$4,200	
Exhaust Fans	000/		2022	ale ale	2	#200	
Roof	80%	DI 00.700	2032	* *	2	\$200	
Roof		Now \$2,500	2037	* *	2		
		stent : Severe, Area Affected : : Rooftop	100%				
Plumbing	Locuiton	. 100jiop					
H/C Water Piping							
Galvanized Steel	100%		2040	* *	1		
Water Heater	10070		2040		1		
Gas Fired	100%		2025	\$4,500	2	\$100	
Gus i nou		ervation, Extent : Light, Area			_	Ψ100	
		: Basement	33				
	Explanat	ion : 1-40 Gallon					
Sanitary Piping							
Cast Iron	100%		LIFE	* *	1		
Storm Drain Piping							
Cast Iron	100%		LIFE	* *	1		
Sump Pump(s)							
Non-Submersible	100%		2032	* *	4	\$200	
_	•						

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

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

NEW YORK PUBLIC LIBRARY - 035 SPUYTEN DUYVIL BRANCH LIBRARY

Asset #: 13368

l echanical	Current Re	pair	Futur	e Replacement	M	aintenance	
ystem Component Type	% of Fail Date E Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
umbing							
Sewage Ejector(s)							
Compressed Air	100% Now	\$100	2027	\$1,400	4	\$100	
-	Malfunctioning, Extent	: Moderate, Area	Affected	d: 10%			
	Location : Basement		• •				
Fixtures							
Generic	100%						

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

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

Print Date: 12-Sep-2019 NEW YORK PUBLIC LIBRARY - FY 2020

Asset Name : ST. AGNES BRANCH LIBRARY

Address : 444 AMSTERDAM AVE. @ WEST 81ST ST.

Borough : MANHATTAN Agency's Number : S01

Area Sq Ft : 20,900 Project Type : NEW YORK PUBLIC LIBRARY

Date of Survey : 17-May-2017 Landmark Status : EXTERIOR, HISTORICAL DISTRICT

Areas Surveyed : Basement, Roof, Floors 1,2,3,4

Block : 1229 Lot : 31 BIN : 1032683

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$162,300	
Interior Architecture	\$142,400	
Mechanical		\$578,100
Total	\$304,700	\$578,100
Importance Code A	\$162,300	
Importance Code B	\$142,400	\$578,100
Total	\$304,700	\$578,100

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$9,100			\$44,100
Interior Architecture	\$2,500			\$600
Electrical	\$2,400	\$2,000	\$23,700	\$2,600
Mechanical	\$1,900	\$2,100	\$3,500	\$2,600
Site Enclosure	\$5,400			
Site Pavements	\$2,200			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$27,500	\$8,000	\$31,200	\$53,800
Importance Code A	\$10,100	\$1,000	\$1,100	\$45,100
Importance Code B	\$8,600	\$6,900	\$30,200	\$8,700
Importance Code C	\$8,700			
Total	\$27,500	\$8,000	\$31,200	\$53,800



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

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

Asset #: 13363

Architecture	Current Repair			Futur	e Replacement	M	laintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
xterior	Į.							
Exterior Walls								
Masonry: Brick	Jnt Morta Location Worn/Ero	: West (Re ded, Extent	\$162,300 d, Extent : Moderat ear) Facade : Moderate, Area a ear) Facade			5	\$23,400	
Masonry: Limestone	50%	`		LIFE	* *	5	\$19,500	
Metal Panel	5%			2054	* *	5-10	\$17,900	
Windows	270			200.		2 10	Ψ17,500	
Metal Louvers	5%			2031	* *	10	\$1,900	
Wood	95%			2044	* *	5	\$56,600	
Parapets							,	
Masonry: Brick	50%			LIFE	* *	5	\$1,700	
Masonry: Limestone	25%			LIFE	* *	5	\$1,100	
Metal Panel	15%			2054	* *	5	\$2,000	
Metal Rail	5%			2045	* *	5-10	\$3,100	
Pre-Cast Concrete	5%			LIFE	* *	5	\$1,100	
Roof								
Modified Bitumen	85%			2036	* *	10	\$9,100	
Skylight, Metal/Glass	5%			2054	* *	10	\$1,800	
Sloped Glazing	10%		\$7,200	LIFE	* *	5	\$14,400	
			xtent : Severe, Are					
	Location	: Upper N	orth East Corner C)f Slopea	! Plane			
nterior								
Floors	00/				* *	_	45.500	
Cast in Place Concrete	8%			LIFE	* *	5	\$5,500	
Ceramic Tile	5%			2041	* *	5	\$1,600	
Marble Panels	5%			LIFE	* *	5	\$1,200	
Panel/Paver: Bluestone	3%			LIFE	**	5	\$700	
Terrazzo	4%			LIFE	* *	5	\$1,000	
Vinyl Tile	15%	NT.	Ф1.4 2 .400	2033	* *	3	\$2,300	
Wood		Now	· ·	2043		5	\$17,600	
		ea Finish, : Through	Extent : Moderate,	Area Ajj	ieciea : 50%			
T . ' 337 11	Locuitor	. Inrougn	Оиі					
Interior Walls Ceramic Tile	5%			2041	* *	5	\$2,300	
Glass: Single Pane	5% 5%			LIFE	* *	5	\$2,300	
Gypsum Board	3% 25%			LIFE	* *	5	\$1,700 \$6,900	
Gypsum Board Plaster	23% 60%			LIFE	* *	5	\$8,300	
Wood	5%			LIFE	* *	5	\$9,200	
Ceilings	370			LIFE		3	\$9,200	
Gypsum Board	25%			LIFE	* *	5	\$9,800	
Plaster	50%			LIFE	* *	5	\$9,800	
1 145001	20/0					J	Ψ2,000	

Site Enclosure

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

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

Asset #: 13363

Architecture		Current F	Repair	Futui	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Enclosure								
Fence/Gates								
Chain Link	50%	Now	\$5,400	2058	* *			
	Broken/M	issing Elem	ents, Extent : Mod	erate, Ai	ea Affected : 50%			
	Location	: Rear Yai	rd - Fence Posts M	isaligned	l, Curbing Is Craci	ked / Cru	mbling	
Iron Picket	50%			2063	* *			
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	50%			2041	* *			
Masonry: Granite	50%	0-2	\$2,200	LIFE	* *			
•	Jnt Morta	r Miss/Eroc	l, Extent : Modera	te, Area .	Affected: 15%			
			nding, Ramp And		33			
Activity Yard								
Cast in Place Concrete	100%			2026				

Electrical	Current Repair	Future Replace	ement	M	aintenance	
System Component Type	% of Fail Date Estin Total (Years)	nated Cost Year Estimat FY	ed Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2048	* *	5	\$100	
	Location: Electrical Roo	•••				
	Explanation : Main Servi	ce Disconnect Switch Rated At	1600 Am	peres		
Switchgear / Switchboard						
Fused Disc Sw	100%	2048	* *	5	\$100	
	Other Observation, Extent Location : Electrical Roo Explanation : 2- Vertical	•••				
Raceway	*					
Conduit	100%	2048	* *	1		
Panelboards						
Fused Disc Sw	10%	2044	* *	5		
Molded Case Bkrs	90%	2044	* *	5	\$500	
Wiring						
Thermoplastic	100%	2048	* *	1		
Motor Controllers						
Locally Mounted	100%	2041	* *	5	\$100	
Ground						
Grounding Devices						
Generic	100%	LIFE	* *	5	\$300	
Lighting						

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

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

Asset #: 13363

Electrical	Current Repair	Future	Replacement	М	aintenance					
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year I	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority				
Lighting										
Interior Lighting										
Fluorescent	15%	2033	* *	10	\$2,900					
	T-5 Lamps And Fixtures, Extent : Ligh	t, Area Affe	cted : 100%							
	Location : Offices, Basement									
Fluorescent	85%	2033	* *	10	\$16,300					
	Other Observation, Extent : Light, Area Affected : 100%									
	Location : Reading Areas									
	Explanation: Compact Fluorescent	Light Fixtur	es							
Egress Lighting										
Emergency, Battery	50%	2033	* *	10	\$2,500					
Exit, LED	50%	2056	* *	1						
Exterior Lighting										
HID	10%	2033	* *	10						
No Component	90%									
Alarm										
Security System										
Generic	100%	2033	* *	1	\$7,800					
	Other Observation, Extent: Light, Are	ea Affected :	100%							
	Location : Throughout The Building									
	Explanation: CCTV Surveillance Co	ımeras								
Fire/Smoke Detection										
Generic, Digital	100%	2033	* *	1-3	\$13,300					
	Other Observation, Extent: Light, Area Affected: 100%									
	Location: Throughout The Building									
	Explanation : Strobe Lights, Manual	Pull Station	ns, Alarm Bells, S	moke De	etectors And Horns					

echanical	Current Repair	Future R	eplacement	Maintenance		
stem Component Type	% of Fail Date Estimated Total (Years)	Cost Year Es	timated Cost	Cycle (Yrs)	Estimated Cost	Priority
ating						
Energy Source						
Natural Gas	100%	2048	* *	1		
Conversion Equipment						
Furnace	40%	2028	\$21,200	1	\$4,100	
	Other Observation, Extent: Ligh Location: Roof Explanation: 2 Rooftop Packas		9%			
Hot Water Boiler	60%	2041	* *	1	\$6,200	
	Other Observation, Extent: Ligh Location: Basement, Boiler Ro Explanation: 3 Units	. 55	9%		·	
Distribution						
Hot Wtr Piping/Pump	60%	2044	* *	4	\$600	
No Component	40%					

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

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

Asset #: 13363

Mechanical	Current Repai	nt Repair Future Replacement		Maintenance			
System	% of Fail Date Esti	mated Cost Year	Estimated Cost	Cycle	Estimated Cost	Priority	
Component Type	Total (Years)	FY		(Yrs)			
Heating							
Terminal Devices							
Air Handler	30%	2033	* *	1	\$3,900		
Convector/Radiator	30%	2041	* *	1	\$2,000		
No Component	40%				,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,		
Air Conditioning							
Energy Source							
Electricity	100%	2044	* *	1			
Conversion Equipment							
Interior Pkg Unit -	60%	2029	\$505,100	2	\$800		
Cooling							
	R-22 Refrigerant, Extent:	Light, Area Affected :	60%				
	Location: 4th Floor Pen	thouse					
Exterior Pkg Unit -	40%	2028	\$72,900	2	\$500		
Cooling			. ,				
C	R-22 Refrigerant, Extent:	Light, Area Affected :	40%				
	Location: 2 Rooftop Pac	ckage Units.					
Ventilation							
Distribution							
Ductwork/Diffusers	100%	LIFE	* *	2-5	\$11,700		
Exhaust Fans							
Interior	40%	2033	* *	2	\$300		
Roof	60%	2028	\$22,400	2	\$400		
Plumbing							
H/C Water Piping							
Brass/Copper	100%	2038	* *	1			
Water Heater							
Gas Fired	100%	2026	\$13,700	2	\$300		
Sanitary Piping							
Cast Iron	100%	LIFE	* *	1			
Storm Drain Piping	1000/		de de				
Cast Iron	100%	LIFE	* *	1			
Sump Pump(s)	1000/	2020	#2.100		# 100		
Non-Submersible	100%	2028	\$3,400	4	\$400		
Fixtures	1000/						
Generic	100%						
Vertical Transport							
Elevators	100%	LIFE	* *				
Hydraulic	100% Other Observation, Extent						
	Location: Basement To	0	. 100/0				
	Explanation: 1 Unit	1001					
Fire Suppression	вършишон . 1 Опи						
Sprinkler							
No Component	75%						
Generic	25%	2048	* *	1-2	\$1,500		
Generale	2370	20-10		. 4	Ψ1,500		

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

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

Print Date: 12-Sep-2019 NEW YORK PUBLIC LIBRARY - FY 2020

Asset Name : ST. GEORGE LIBRARY CENTER
Address : 5 CENTRAL AVE. 10 HYATT ST.

Borough : STATEN ISLAND Agency's Number : S02

Area Sq Ft : 25,029 Project Type : NEW YORK PUBLIC LIBRARY

Date of Survey : 21-Apr-2017 Landmark Status : NONE

Areas Surveyed : Basement, Sub Basement, Roof, Floors 1,2

Block : 5 Lot : 74 BIN : 5000030

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$712,500	
Interior Architecture	\$78,200	\$50,500
Electrical	\$13,300	\$367,600
Mechanical	\$469,000	\$557,600
Total	\$1,272,900	\$975,700
Importance Code A	\$712,500	
Importance Code B	\$524,800	\$975,700
Importance Code C	\$35,700	
Total	\$1,272,900	\$975,700

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$58,100			
Interior Architecture	\$112,200	\$700		\$14,000
Electrical	\$2,700	\$2,800	\$4,200	\$2,300
Mechanical	\$26,800	\$8,600	\$6,600	\$7,900
Site Enclosure	\$700			
Site Pavements	\$6,400			
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Total	\$214,700	\$20,000	\$18,700	\$32,200
Importance Code A	\$59,300	\$1,200	\$1,200	\$1,200
Importance Code B	\$139,900	\$18,700	\$17,400	\$31,000
Importance Code C	\$15,500			
Total	\$214,700	\$20,000	\$18,700	\$32,200



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

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

Asset #: 13364

rchitecture	Current Repair		Future Replacement		Maintenance			
vstem Component Type		ail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
terior								
Exterior Walls	5 0/			2049	* *	10	\$2,000	
Copper/Terne Masonry: Brick	5% 55%			2048 LIFE	* *	10 5	\$3,900 \$18,300	
Masonry: Granite	5%			LIFE	* *	5	\$1,200	
Masonry: Limestone	35%	0-2	\$67,300	LIFE	* *	5	\$8,700	
wasony. Entestone	Jnt Mortar N	Aiss/Erod	l, Extent : Moderat Penetrations		Affected : 15%	J	ψ0,700	
Windows								
Aluminum	45%	2-4	\$16,800	2036	* *	5	\$1,900	
	Location:	Windows	ents, Extent : Seve East Facade					
	Location:	Through	xtent : Moderate, 2 out ' Storm Windows Ii			Wood Wi	indows	
Metal Louvers	5%	n . meiui	Siorm windows in	2031	**	10	\$2,600	
Wood	25%	2-4	\$25,200	2031	* *	5	\$10,600	
Wood	Deterioratea Location :	l Finish, 1 1st Floor	Extent : Moderate, · Windows - Origin	Area Afj al Build	ing	3	ψ10,000	
	Location:	1st Floor						
	-		: Moderate, Area · Windows - Origin					
Wood	•	-	\$3,100 at : Moderate, Area a - 1950s Addition	2036 Affected	* * d : 25%	5	\$10,600	
Parapets								
Copper/Terne	Location:	ing Elem Metal Co	\$65,000 ents, Extent : Seve ornice Extent : Severe, A			5	\$1,200	
	Location:			33				
	Deterioratea Location :		Extent : Moderate, ornice	Area Afj	fected : 50%			
Masonry: Limestone			\$900 l, Extent : Light, Ai f - 1980s Additiion		* * ted : 10%	5	\$100	

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

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

Asset #: 13364

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority		
Exterior										
Roof	200/	3.7	# 00.000	2020	* *					
Built-Up (BUR)		Now	\$89,800	2038				1		
		_	, Extent : Severe, A			d Commu	ton Anna			
			xtent : Severe, Are		eference Room And	і Сотри	ier Area			
					u . 2076 eference Room And	d Compu	ter Area			
Copper/Terne	7%	0-2	\$9,300	2043	* *					
		ssing Elem : Dormer	ents, Extent : Mod Vents	erate, Ar	ea Affected : 40%					
Skylight, Metal/Glass	3%			2048	* *	10	\$3,100			
Slate	70%	Now	\$490,400	LIFE	* *			1		
	Broken/Mis	ssing Elem	ents, Extent : Seve	re, Area	Affected: 25%					
	Location	: Through	out Pitched Roof A	nd Dowi	ıspouts					
		Gut/DS Non Func/Miss, Extent: Severe, Area Affected: 20%								
		Location: Internal Gutters - 1960s Addition								
			Severe, Area Affec	ted : 159	%					
	Location	: Through	out Pitched Roof							
Interior										
Floors	75%	4+	\$75,900	2027	\$270.400	2	¢42 100			
Carpet			: Moderate, Area		\$379,400	3	\$42,100			
		ea, Extent : Basemen		пурестеи	. 3070					
Cast in Place Concrete	5%			LIFE	* *	5	\$4,100			
Ceramic Tile	5%	2-4	\$1,900	2031	* *	5	\$900			
			Extent : Light, Are		ed : 10%		4, 4,			
			nd Staff Bathrooms							
Vinyl Tile	15%			2028	\$50,500	3	\$2,100			
Interior Walls					·		·			
Ceramic Tile	5%			2031	* *	5	\$2,200			
Concrete Masonry Unit	5%			LIFE	* *	5	\$900			
Glass: Single Pane	2%			LIFE	* *	5	\$700			
Gypsum Board	40%	2-4	\$7,700	LIFE	* *	5	\$10,500			
			xtent : Moderate, A							
			e Room And Stora	ge Room						
Plaster		Now	\$35,700	LIFE	* *	5	\$6,300			
			xtent : Severe, Are							
	Location	: Auditorii	um, Shipping/Rece	iving Ar	ea, 1st Floor Readi	ing Roon	ı			

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

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

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

NEW YORK PUBLIC LIBRARY - 035 ST. GEORGE LIBRARY CENTER

Asset #: 13364

	Current F	Repair	Futur	e Replacement	M	aintenance		
% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
		\$2,500	2041	**	5	\$3,000		
			1rea Affe	cted: 5%				
	4+	\$23,100	LIFE	* *				
		0	Affected	: 10%				
		\$42,500	LIFE	* *	5	\$24,800		

100/			2020	יל ילי				
	0.2	\$200		* *				
Corrosion	/Rusting, E	4		cted : 15%				
		\$400	2048	* *				
				ed : 10%				
100%			2041	* *				
Spalling, I	Extent : Mo							
	15% Water Pen Location 35% Water Pen Location 50% Water Pen Location 10% Corrosion Location 100% Cracking/ Location 100% Spalling, 1	% of Fail Date Total (Years) 15% 2-4 Water Penetration, E. Location: Storage I. 35% 4+ Water Penetration, E. Location: East And 50% Now Water Penetration, E. Location: Basemen 10% 90% 0-2 Corrosion/Rusting, E. Location: Railings 100% Now Cracking/Crumbling, Location: Control. 100% 100% Now Spalling, Extent: Mo	Total (Years) 15% 2-4 \$2,500 Water Penetration, Extent: Moderate, A Location: Storage Room 35% 4+ \$23,100 Water Penetration, Extent: Light, Area Location: East And West Walls 50% Now \$42,500 Water Penetration, Extent: Severe, Area Location: Basement Level - Staff Room 10% 90% 0-2 \$300 Corrosion/Rusting, Extent: Moderate, A Location: Railings 100% Now \$400 Cracking/Crumbling, Extent: Light, Area Location: Control Joints And Top Of 100% 100% Now \$6,400 Spalling, Extent: Moderate, Area Affect	% of Fail Date Estimated Cost Total (Years) 15% 2-4 \$2,500 2041 Water Penetration, Extent: Moderate, Area Affected Location: Storage Room 35% 4+ \$23,100 LIFE Water Penetration, Extent: Light, Area Affected Location: East And West Walls 50% Now \$42,500 LIFE Water Penetration, Extent: Severe, Area Affected Location: Basement Level - Staff Room, Reference Location: Basement Level - Staff Room, Reference Location: Railings 10% 0-2 \$300 2063 Corrosion/Rusting, Extent: Moderate, Area Affected Location: Railings 100% Now \$400 2048 Cracking/Crumbling, Extent: Light, Area Affected Location: Control Joints And Top Of Wall 100% Now \$6,400 2033 Spalling, Extent: Moderate, Area Affected: 25%	Year Estimated Cost Total (Years) Year Estimated Cost FY	% of Total Fail Date Estimated Cost Year Estimated Cost (Years) Cycle Total	Not Fail Date Estimated Cost Year Estimated Cost (Years) Estimated Cost FY Estimated Cost Cycle (Years) Estimated Cost FY Estimated Cost Cycle (Years) Estimated Cost Estimate	

Electrical	Current Repair	Future Replacement	M	laintenance		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority	
nder 600 Volts						
Switchgear / Switchboard						
Molded Case Bkrs	100%	2038 **	5	\$700		
	Other Observation, Extent : Moderate,	Area Affected : 100%				
	Location: Electrical Room					
	Explanation: Main Service Switch Re	ated At 800 Amperes In The	Switchbo	pard		
Raceway						
Conduit	100%	2038 **	1			
Panelboards						
Fused Disc Sw	5%	2036 **	5			
Molded Case Bkrs	95%	2036 **	5	\$600		
Wiring						
Thermoplastic	100%	2038 **	1			
Motor Controllers						
Motor Control Center	100%	2033 **	5	\$700		

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

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

Asset #: 13364

Electrical	Current F	Current Repair Future Replacement		М			
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ground							
Grounding Devices							
Not Accessible	100%						
Lighting							
Interior Lighting							
Fluorescent	5%		2028	\$13,300	10	\$1,100	
	Other Observation, E.		Area Affec	ted : 100%			
	Location : Hallways						
	Explanation : Comp	oact Fluorescent L	_				
Fluorescent	85%		2036	* *	10	\$19,500	
	T-8 Lamps And Fixtur Location : Through	_	Area Affe	cted : 100%			
Fluorescent	5%		2023	\$13,300	10	\$1,100	
	T-12 Lamps And Fixt	ures, Extent : Mod	erate, Are		ó	. ,	
	Location : Basemen						
Fluorescent	5%		2036	* *	10	\$1,100	
11001000110	T-5 Lamps And Fixtur	res, Extent : Light,		cted : 100%	10	\$1,100	
	Location : Children	_					
Egress Lighting		-					
Emergency, Battery	50%		2028	\$17,900	10	\$3,000	
Exit, LED	25%		2043	* *	1		
Exit, Service	25%		2028	\$900	1		
Exterior Lighting							
HID	30%		2028	\$30,000	10		
No Component	70%						
Alarm							
Security System							
Generic	100%		2028	\$80,100	1	\$9,400	
	Other Observation, Extent : Moderate, Area Affected : 100%						
	Location: Inside Ar	nd Outside The Bu	lding				
	Explanation: CCTV	Surveillance Can	ieras And	Intrusion Alarm	System		
Fire/Smoke Detection							
Generic, Digital	100%		2028	\$274,200	1-3	\$15,400	
	Other Observation, E.		Area Affec	ted : 100%			
	Location : Through	out The Building					
	Explanation: Strob	e Lights, Alarm Be	lls, Manud	al Pull Station, Sn	noke Det	ectors And Horns	

Mechanical	Curren	Current Repair F		Future Replacement		Maintenance	
System Component Type	% of Fail Da Total (Years	te Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating							
Energy Source							
Natural Gas	100%	2	2038	* *	1		

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

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

Asset #: 13364

Mechanical		Current Repair Future Replac		e Replacement	M	aintenance	e	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Heating								
Conversion Equipment Hot Water Boiler	Location	ervation, Extent : Moderate, 2 : Cellar tion : 1 Brand New Unit	2048 Area Affe	* * ected : 100%	1	\$12,400		
Distribution	Ехрійни	ion . I Brana New Onii						
Hot Wtr Piping/Pump	Leak Evid	Now \$800 ent, Extent : Moderate, Area A : Basement Staff Storage Roo		**	4	\$1,200		
Terminal Devices								
Air Handler	35%		2028	\$122,100	1	\$5,400		
Convector/Radiator	5%		2026	\$6,600	1	\$400		
Fan Coil Unit/Heat	20%		2033	**	1	\$1,600		
Fan Coil Unit/Heat	40%		2023	\$148,600	1	\$3,200		
		ervation, Extent : Light, Area						
	Explana	: Throughout First And Seco tion : Dual Temperature Fan n Disconnected.			iping In	Children Room		
Air Conditioning								
Energy Source								
Electricity	100%		2036	* *	1			
Conversion Equipment Reciprocating Compr/Chiller	90%		2028	\$189,400	1	\$10,500		
₊		gerant, Extent : Light, Area A : Court Yard	lffected :	90%				
Window/Wall Unit	10%		2021	\$5,200	1			
Distribution	1000/		2020	ate ate		#1 000		
CW & CHW Wtr Pipe/Pump	100%		2038	* *	4	\$1,900		
Terminal Devices								
Air Handler/Cool/Ht	40%		2028	\$111,300	1	\$6,200		
Fan Coil - 4 Pipe	20%		2033	* *	1	\$1,600		
Fan Coil - 4 Pipe	40%		2023	\$232,300	1	\$3,200		
		ervation, Extent : Light, Area						
		: Throughout First And Seco						
	Explana	tion : Dual Temperature Fan	Coil Uni	t Observed				
Heat Rejection	1000/		2020	#124 000		Ø15 400		
Dry Cooler	100%		2028	\$134,900	2	\$17,400		
Ventilation								
Distribution Ductwork/Diffusers	100%		LIFE	* *	2.5	\$14,000		
Exhaust Fans	100%		LIFE		2-5	\$14,000		
Exnaust Fans Interior	100%		2023	\$88,200	2	\$800		
Plumbing	10070		2023	Ψ00,200		ψ000		
H/C Water Piping								
Brass/Copper	100%		2038	* *	1			
								

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

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

Asset #: 13364

Mechanical	% of Fail Date Estimated Cost Total (Years)		Futur	e Replacement	Maintenance				
System Component Type			Year FY	Estimated Cost	Cycle Estimated Cost (Yrs)		Priority		
Plumbing									
Water Heater									
Gas Fired	100%		2021	\$15,100	2	\$400			
Sanitary Piping									
Cast Iron	100%		LIFE	* *	1				
Storm Drain Piping									
Cast Iron	40% Now	\$1,000	LIFE	* *	1				
	Blockage /Clogged, Ex	tent : Severe, Are	ea Affecte	ed : 5%					
	Location : Various L	ocations Inside T	he Walls.						
No Component	60%								
1	Other Observation, Ex	tent : Light, Area	Affected	' : 0%					
	Location:								
	Explanation : Exterio	or Gutters And Le	eaders Da	amaged And Broke	n At The	Rear Side.			
Fixtures				-					
Generic	100%								
Vertical Transport									
Elevators									
Geared Traction	60%		LIFE	* *					
	Other Observation, Extent : Light, Area Affected : 60%								
	Location: Basement To 2nd Floor								
	Explanation: 1 Unit								
Hydraulic	40%		LIFE	* *					
,	Other Observation, Ex	tent : Light, Area	Affected	' : 40%					
	Location: 1st To 2nd	-							
	Explanation: 1 Unit								

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

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

Print Date: 12-Sep-2019 **NEW YORK PUBLIC LIBRARY - FY 2020**

Asset Name : STAPLETON BRANCH LIBRARY
Address : 132 CANAL ST. @WRIGHT ST.

Borough : STATEN ISLAND Agency's Number : S07

Area Sq Ft : 12,459 Project Type : NEW YORK PUBLIC LIBRARY

Date of Survey : 21-Dec-2017 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1

Block : 526 Lot : 63 BIN : 5013792

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$40,200	\$50,400
Site Pavements	\$54,900	
Total	\$95,200	\$50,400
Importance Code A	\$40,200	\$50,400
Importance Code B	\$54,900	
Total	\$95,200	\$50,400

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$8,000	\$9,000		\$35,000
Interior Architecture	\$8,800	\$900		\$5,200
Electrical	\$2,800	\$500	\$300	\$12,400
Mechanical	\$3,300	\$2,700	\$4,200	\$2,700
Total	\$22,900	\$13,100	\$4,600	\$55,300
Importance Code A	\$8,600	\$9,600	\$600	\$35,700
Importance Code B	\$14,400	\$3,500	\$4,000	\$19,300
Importance Code C				\$300
Total	\$22,900	\$13,100	\$4,600	\$55,300



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

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

Asset #: 13369

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior	· ·							
Exterior Walls								
Masonry: Brick	25%	Now	\$40,200	LIFE	* *	5	\$6,300	
			Extent : Moderate, A al And Storage Roo					
Masonry: Limestone	5%			LIFE	* *	5	\$900	
Metal Panel	40%			2059	* *	5-10	\$69,300	
Window Wall	25%			2059	* *	5	\$23,600	
Wood	5%			2034	* *	5	\$6,300	
Windows								
Aluminum	65%			2054	* *	5	\$2,200	
Wood	35%			2037	* *	5	\$12,100	
Roof								
Copper/Terne	5%	0-2	\$8,000	2064	* *			
			Extent : Moderate, A Roof Over 1910 Bu					
Modified Bitumen	60%			2039	* *	10	\$17,600	
Skylight, Plastic	5%			2049	* *	1		
Wood Shingles	30%			2042	* *	10	\$2,900	
_			ent, Extent : Light, ilding Roof	Area Aff	ected : 100%			
Soffits								
Metal Panel	100%			2049	* *	5-10		
Interior								
Floors								
Carpet	10%			2031	* *	3	\$2,800	
Cast in Place Concrete	10%	_		LIFE	* *	5	\$4,100	
		etration, E : Basemer	Extent : Moderate, 2 nt	Area Affe	ected: 5%			
Cast in Place Concrete	50%	Now	\$5,100	LIFE	* *	5	\$20,400	
	_	_	, Extent : Moderate ain Entrance	, Area A	ffected : 5%			
Ceramic Tile	5%			2044	* *	5	\$900	
Wood	25%			2044	* *	5	\$8,700	
Interior Walls							*	
Ceramic Tile	5%			2044	* *	5	\$700	
Glass: Single Pane	30%			LIFE	* *	5	\$3,000	
Gypsum Board	55%			LIFE	* *	5	\$4,400	
Wood	5%			LIFE	* *	5	\$2,700	
Wood	5%			LIFE	* *	5	\$2,700	
Ceilings								
Exposed Struc: Wood	65%			LIFE	* *			
Gypsum Board	10%			LIFE	* *	5	\$2,400	
Plaster	25%	4+	\$3,700	LIFE	* *	5	\$3,000	
			Extent : Moderate, A					
	Location	: Area Bei	low Metal Roof At .	Portico I	n 1910 Building			

Site Enclosure

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

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

Asset #: 13369

Architecture		Current Repair Future Replacement		M	laintenance		
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Enclosure							
Fence/Gates							
Iron Picket	100%		2073	* *			
Free Standing Walls							
Cast in Place Concrete	100%		2073	* *			
Retaining Walls							
Cast in Place Concrete	100%		2073	* *			
Site Pavements							
Public Sidewalk							
Pavers/Stone	100%	0-2 \$54,900	2038	* *			
	Sinking/Su	bsiding, Extent : Moderate, A	rea Affe	cted : 20%			
	Location	: At Building Corner Sidewal	lk Create	es A Tripping Haza	ırd		
On-Site Walkways							
Cast in Place Concrete	50%		2046	* *			
Pavers/Stone	50%		2038	* *			
Activity Yard							
Pavers/Stone	100%		2038	* *			

Electrical	Current Re	Repair Future Replace		cement Maintenance		
System Component Type	% of Fail Date I Total (Years)	Estimated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2049	* *	5	\$100	
	Other Observation, Ext	ent : Light, Area Affected	d: 100%			
	Location: Electrical	Room				
	Explanation: 1-800	Amperes Main Disconne	ct Switch			
Switchgear / Switchboard		_				
Fused Disc Sw	100%	2049	* *	5	\$100	
Raceway						
Conduit	100%	2049	* *	1		
Panelboards						
Fused Disc Sw	10%	2045	* *	5		
Molded Case Bkrs	90%	2045	* *	5	\$300	
Wiring						
Thermoplastic	100%	2049	* *	1		
Motor Controllers						
Locally Mounted	100%	2042	* *	5	\$100	
Ground						
Grounding Devices						
Generic	100%	LIFE	* *	5	\$200	
Lighting						

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

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

Asset #: 13369

Electrical Current Repair		Future Replacement		Maintenance		
% of Fail Date Esti Total (Years)	mated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
			10	\$11,100		
T-8 Lamps And Fixtures, E Location : Throughout	Extent : Light, Area Aj	fected : 100%				
3%	2034	* *	10	\$300		
	_	Affected: 100%				
30%	2057	* *	1			
10%	2034	* *	1			
60%	2034	* *	10	\$500		
40%	2034	* *	10			
Location : Outside Perim	neter	l : 100%				
10% Now	\$2,500 2034	* *				
-	***	ed : 100%				
Other Observation, Extent	: Moderate, Area Aff	ected : 100%				
Location : Rear Walkway	VS					
Explanation : Suspect Ba	d Wiring					
50%						
70%						
30%	2034	* *	1	\$1,400		
70%						
30%	2034	* *	1-3	\$2,300		
	97% T-8 Lamps And Fixtures, E Location: Throughout 3% Compact Fluorescent Ligh Location: Throughout To 30% 10% 60% 40% Other Observation, Extent Location: Outside Perim Explanation: Controlled 10% Now Malfunctioning, Extent: M. Location: Rear Walkway Other Observation, Extent Location: Rear Walkway Sexplanation: Suspect Ba 50% 70% 30%	97% 2034 T-8 Lamps And Fixtures, Extent: Light, Area Afteria Location: Throughout 3% 2034 Compact Fluorescent Light, Extent: Light, Area Location: Throughout The Building 30% 2057 10% 2034 60% 2034 Other Observation, Extent: Light, Area Affected Location: Outside Perimeter Explanation: Controlled Via Photocell 10% Now \$2,500 2034 Malfunctioning, Extent: Moderate, Area Affected Location: Rear Walkways Other Observation, Extent: Moderate, Area Affected Location: Rear Walkways Explanation: Suspect Bad Wiring 50% 70% 30% 2034	97% 2034 ** T-8 Lamps And Fixtures, Extent: Light, Area Affected: 100% Location: Throughout 3% 2034 ** Compact Fluorescent Light, Extent: Light, Area Affected: 100% Location: Throughout The Building 30% 2057 ** 10% 2034 ** 40% 2034 ** Other Observation, Extent: Light, Area Affected: 100% Location: Outside Perimeter Explanation: Controlled Via Photocell 10% Now \$2,500 2034 ** Malfunctioning, Extent: Moderate, Area Affected: 100% Location: Rear Walkways Other Observation, Extent: Moderate, Area Affected: 100% Location: Rear Walkways Explanation: Suspect Bad Wiring 50% 70% 30% 2034 **	% of Fail Date Estimated Cost Total Year Estimated Cost 100% Location : Throughout Estimated Cost 100% Location : Controlled Light, Area Affected : 100% Location : Rear Walkways Explanation : Suspect Bad Wiring Estimated Cost Estimated Cost Year Estimated Cost Year 100% Location : Rear Walkways Explanation : Suspect Bad Wiring Estimated Cost Estimated Cost Year 100% Location : Rear Walkways Explanation : Suspect Bad Wiring Estimated Cost Estimated Cost Year 100% Location : Rear Walkways Explanation : Suspect Bad Wiring Estimated Cost Estimated Cost Year 100% Location : Rear Walkways 2034 ** 100% Location : Rear Walkways Explanation : Suspect Bad Wiring Estimated Cost Year Estimated Cost Year 100% Location : Rear Walkways 2034 ** 100%	97% 2034 ** 10 \$11,100	

Mechanical	Current Repair	Future Rep	lacement	M		
System Component Type	% of Fail Date Estimated Co Total (Years)	Year Estin	nated Cost	Cycle (Yrs)	Estimated Cost	Priority
leating						
Energy Source						
Natural Gas	100%	2049	* *	1		
Conversion Equipment						
Hot Water Boiler	100%	2042	* *	1	\$6,200	
	Other Observation, Extent: Light, A	rea Affected : 1009	%			
	Location : Boiler Room					
	Explanation: 1 Gas Fired Hot Wa	ter Boiler				
Distribution						
Hot Wtr Piping/Pump	100%	2045	* *	4	\$900	

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

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

Asset #: 13369

Mechanical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating	•							•
Terminal Devices								
Air Handler	50%			2034	* *	1	\$3,900	
Convector/Radiator	50%			2042	* *	1	\$2,000	
Convector, radiator		ervation E	xtent : Light, Area		l · 70%	•	Ψ2,000	
			out Main Library	11,1,000,000	. , 0, 0			
		_	r Floor Radiant He	eating Pa	anels			
Air Conditioning	Explanal	ion . Onaci	1 toor Raatanti II	anng i c	incis			
Energy Source								
Electricity	100%			2045	* *	1		
	10070			2043		1		
Conversion Equipment	050/			2024	* *	1	Ø5 500	
Reciprocating	95%			2034	7. 7.	1	\$5,500	
Compr/Chiller	50 /			2024	* *			
Split Unit	5%			2034	* *			
Distribution								
CW & CHW Wtr	100%			2049	* *	4	\$900	
Pipe/Pump								
Terminal Devices								
Air Handler/Cool/Ht	100%			2034	* *	1	\$7,700	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$6,900	
Exhaust Fans								
Interior	100%			2034	* *	2	\$400	
Plumbing							*	
H/C Water Piping								
Brass/Copper	100%			2049	* *	1		
Water Heater	10070			2015		-		
Electric	100%			2027	\$10,900	4	\$100	
Electric		arvation F	xtent : Light, Area			7	\$100	
			lloset And Baseme		. 100/0			
					on Hostons			
Coniton Dici	Ехрійнаі	ion . 2 F Oli	nt Of Use Electric	1101 Wal	ei iieuieis			
Sanitary Piping	1000/			LIDE	* *	1		
Cast Iron	100%			LIFE	-1- W	1		
Storm Drain Piping	1000/				مان بان			
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Submersible	100%			2023	\$400	4	\$300	
Backflow Preventer								
Generic	100%			2034	* *	1	\$800	
			xtent : Light, Area	Affected	! : 100%			
	Location	: 1st Floor						
	Explanat	ion : 1st Fl	oor Closet					
Fixtures	•							
Generic	100%							
Fire Suppression								

Fire Suppression

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

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

NEW YORK PUBLIC LIBRARY - 035 STAPLETON BRANCH LIBRARY

Asset #: 13369

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

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

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

NEW YORK PUBLIC LIBRARY - FY 2020 Print Date: 12-Sep-2019

Asset Name : THROG'S NECK BRANCH LIBRARY

Address : 3025 CROSS BRONX EXPRESSWAY NEAR DEWEY AVE.

Borough : BRONX Agency's Number : T01

Yr Built/Renovated : 1974 / 2007 Program / Asset # : NPL0T01.000 / 13370

Area Sq Ft : 8,280 **Project Type** : NEW YORK PUBLIC LIBRARY

Date of Survey : 10-May-2016 **Landmark Status** : NONE

Areas Surveyed : Roof, Floors 1

Block : 5439 Lot BIN : 2077131

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture		\$263,500
Interior Architecture		\$69,700
Electrical		\$87,700
Mechanical		\$194,300
Total		\$615,100
Importance Code A		\$263,500
Importance Code B		\$351,700
Total		\$615,100

\$615,100

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$21,400		\$1,300	
Interior Architecture	\$18,000			\$6,100
Electrical	\$900	\$1,000	\$900	\$800
Mechanical	\$2,900	\$1,700	\$6,400	\$1,700
Site Enclosure	\$25,900			
Total	\$69,100	\$2,700	\$8,700	\$8,600
Importance Code A	\$21,900	\$500	\$1,700	\$400
Importance Code B	\$4,400	\$2,200	\$6,900	\$8,200
Importance Code C	\$42,900			
Total	\$69,100	\$2,700	\$8,700	\$8,600



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

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

NEW YORK PUBLIC LIBRARY - 035 THROG'S NECK BRANCH LIBRARY

Asset #: 13370

Architecture		Current R	Repair	Futur	Future Replacement Maintenance		aintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior									
Exterior Walls						_	*		
Concrete Masonry Unit	100%	2-4	\$19,500	LIFE	**	5	\$11,400		
	_	_	Extent : Moderate						
			-	_	Coat Of Cement Fi	nish Fai	ling		
			xtent : Light, Area		: 100%				
			Facade, Rear Cou	-	. DI I				
	Explana	tion : Split I	Face Exposed Agg	regate Co	oncrete Block				
Windows	1000/			2042	* *	-	£2.600		
Aluminum	100%			2043		5	\$2,600		
Parapets	250/	2.4	¢1 000	LIEE	* *	_	\$400		
Concrete Masonry Unit	25%	2-4	\$1,900 d, Extent : Modera	LIFE		5	\$400		
	_		out Precast Coping		Affected . 10070				
M D'1		. Through	oui i recusi coping		* *	-	Φ1 000		
Masonry: Brick	75%			LIFE	T T	5	\$1,000		
Roof Modified Bitumen	100%			2027	\$262.500	10	\$18,400		
Interior	10070			2027	\$263,500	10	\$10,400		
Floors									
Cast in Place Concrete	8%			LIFE	* *	5	\$1,500		
Ceramic Tile	2%			2036	* *	5	\$200		
Vinyl Tile	90%			2027	\$69,700	3	\$3,900		
Interior Walls	7070			2027	\$65,766		ψ5,700		
Ceramic Tile	2%			2036	* *	5	\$100		
Concrete Masonry Unit	92%			LIFE	* *	5	\$1,200		
Folding Partition	6%	Now	\$16,900	2052	* *	5	\$300		
5			ents, Extent : Seve		Affected : 100%	-	*		
	Location	: Folding I	Partion Non-Funct	ional					
Ceilings		· · ·							
AcousTileConcealSpLn	95%			2044	* *	5	\$10,200		
Exposed Struc: Steel	5%			LIFE	* *				
Site Enclosure									
Free Standing Walls									
Concrete Masonry Unit	100%	0-2	\$25,900	2057	* *				
		-	ents, Extent : Seve		**				
					Freestanding Wa	11			
			, Extent : Severe, A						
	Location	: Freestand	ding Wall Enclosu	re At Bac	rk				
Site Pavements									
Public Sidewalk	1000/			2022	* *				
Cast in Place Concrete	100%			2032	ት ች				
On-Site Walkways	1000/			2022	* *				
Cast in Place Concrete	100%			2032	~ ^				
Electrical		Current R	longir	Entre	e Renlacement	M	laintenance		

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

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

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

NEW YORK PUBLIC LIBRARY - 035 THROG'S NECK BRANCH LIBRARY

Asset #: 13370

Electrical	Current Repair	Future F	Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated C Total (Years)	Cost Year E FY	stimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts						
Service Equipment						
Molded Case Bkrs	100%	2027	\$1,600	5	\$200	
	Other Observation, Extent : Light, 2	Area Affected : I	100%			
	Location : Electrical Room					
	Explanation: Main Disconnect Se	ervice Switch Ra	ted At 400 Ampe	eres		
Switchgear / Switchboard						
Molded Case Bkrs	100%	2027	\$34,200	5	\$200	
Raceway						
Conduit	80%	2037	* *	1		
Conduit	20%	2047	* *	1		
Panelboards						
Molded Case Bkrs	10%	2043	* *	5		
Molded Case Bkrs	90%	2026	\$14,200	5	\$200	
Wiring						
Thermoplastic	80%	2037	* *	1		
Thermoplastic	20%	2047	* *	1		
Motor Controllers						
Locally Mounted	80%	2040	* *	5		
Locally Mounted	20%	2025	\$3,200	5		_
Ground						
Grounding Devices						
Not Accessible	100%					
Lighting						
Interior Lighting						
Fluorescent	100%	2027	\$87,700	10	\$7,600	
	T-12 Lamps And Fixtures, Extent:	Light, Area Affe	cted : 100%			
	Location : Throughout					
Egress Lighting						
Exit, Service	50%	2027	\$600	1		
Exit, Battery	50%	2027	\$2,000	10	\$300	
Alarm						
Security System						
Generic	100%	2032	* *	1	\$3,100	
Fire/Smoke Detection						
Generic, Digital	100%	2032	* *	1-3	\$5,100	_

Mechanical	Current Repair		Future Replacement		Maintenance			
System Component Type		l Date Estimated Cost ears)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Heating								
Energy Source								
Natural Gas	100%		2047	* *	1			
Conversion Equipment								
Hot Water Boiler	100%		2040	* *	1	\$4,100		
Distribution								
Hot Wtr Piping/Pump	100%		2043	* *	4	\$400		

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

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

NEW YORK PUBLIC LIBRARY - 035 THROG'S NECK BRANCH LIBRARY

Asset #: 13370

Mechanical	Current Repair	Future Re	Future Replacement Maintenan		aintenance	
System Component Type	% of Fail Date Estimated Co Total (Years)	est Year Esti FY	imated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating						
Terminal Devices						
Air Handler	50%	2027	\$57,700	1	\$2,600	
Convector/Radiator	50%	2040	* *	1	\$1,300	
Air Conditioning						
Energy Source						
Electricity	100%	2043	* *	1		
Conversion Equipment Reciprocating Compr/Chiller	100%	2032	* *	1	\$3,800	
Distribution						
Ductwork/Diffusers	100%	LIFE	* *	2	\$10,800	
Terminal Devices						
Air Handler/Cool/Ht	100%	2027	\$92,000	1	\$5,100	
Heat Rejection						
Dry Cooler	100%	2027	\$44,600	2	\$5,800	
Ventilation						
Distribution 1/D:cc	1000/	LIEE	* *	2.5	# 4.600	
Ductwork/Diffusers	100%	LIFE	~ ~	2-5	\$4,600	
Exhaust Fans	1000/	2022	* *	2	#200	
Roof	100%	2032	~ ~	2	\$300	
Plumbing H/C Water Piping Galvanized Steel	100%	2040	* *	1		
Water Heater						
Gas Fired	100%	2025	\$5,000	2	\$100	
	Other Observation, Extent: Light, A Location: 1st Floor Explanation: 2-40 Gallon				****	
Sanitary Piping	•					
Cast Iron	100%	LIFE	* *	1		
Storm Drain Piping						
Cast Iron	100%	LIFE	* *	1		
Backflow Preventer						
No Component	95%					
Generic	5%	2032	* *	1		
	Other Observation, Extent : Light, A Location : Mechanical Room Explanation : Boiler		ó			
Fixtures	Supramation . Dotto					
Generic	100%					
General	10070					

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

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

Print Date: 12-Sep-2019 NEW YORK PUBLIC LIBRARY - FY 2020

Asset Name : TOMPKINS SQUARE BRANCH LIBRARY

Address : 331 EAST 10TH ST. @AVENUE B

Borough : MANHATTAN Agency's Number : T02

Area Sq Ft : 14,703 Project Type : NEW YORK PUBLIC LIBRARY

Date of Survey : 18-May-2017 Landmark Status : EXTERIOR LANDMARK

Areas Surveyed : Basement, Roof, Floors 1,2,3

Block : 404 Lot : 39 BIN : 1005147

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$432,900	\$170,200
Interior Architecture	\$49,900	
Electrical	\$8,500	
Mechanical	\$176,500	\$268,300
Total	\$667,700	\$438,500
Importance Code A	\$432,900	\$170,200
Importance Code B	\$234,800	\$268,300
Total	\$667,700	\$438,500

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$40,000			
Interior Architecture	\$16,900		\$6,100	\$240,200
Electrical	\$1,500	\$1,200	\$16,500	\$1,700
Mechanical	\$7,700	\$3,200	\$8,300	\$3,200
Site Enclosure	\$23,800			
Site Pavements	\$3,400			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$97,300	\$8,400	\$34,900	\$249,100
Importance Code A	\$40,700	\$700	\$800	\$700
Importance Code B	\$36,000	\$7,700	\$34,100	\$248,400
Importance Code C	\$20,600			
Total	\$97,300	\$8,400	\$34,900	\$249,100



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

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

Asset #: 13371

Architecture	Current I	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
xterior							
Exterior Walls Masonry: Brick	40% Now Cracking/Crumbling, Location: East, No	rth And West Faca	des		5	\$6,300	
	Jnt Mortar Miss/Erod Location : East, No			lffected : 25%			
Masonry: Granite Masonry: Limestone	5% 40% Now Jnt Mortar Miss/Erod Location : Street Fo			* * * * Iffected : 15%	5 5	\$600 \$4,700	
	Vertical Cracks, Exte Location : Street Fo	ent : Moderate, Are		d : 10%			
Slate Panels Stucco Cement	3% 12% Now	\$12,600	LIFE 2033	* *	5 5	\$400 \$2,400	
	Cracking/Crumbling, Location: North (R Punct/Tear/Impact D Location: North (R Other Observation, E Location: North (R	ear) Facade amage, Extent : M ear) Facade Extent : Moderate, 2	oderate, 2	Area Affected : 20!	%		
	Explanation : Vege	tation Growth					
Windows Aluminum	100% Now Air Infiltration, Exter Location: Windows		2053 Affected	**	5	\$2,600	
	Ctrwt/Balnc Not Fun Location: Windows Unit Inoperable, Exte Location: Various	s Throughout ent : Severe, Area A	Affected :				
Parapets							
Cast Stone/Terra Cotta	5%		LIFE	* *	5	\$1,200	
Masonry: Brick	65% Now <i>Jnt Mortar Miss/Erod</i>		te, Area A		5	\$2,100	
	Location: East, No Spalling, Extent: Sev Location: East, No	vere, Area Affected	: 15%				
Maganwy Limastor -	25%	rın Anu mesi Furu	•	* *	5	\$1,000	
Masonry: Limestone Slate	5%		LIFE LIFE	* *	5	\$1,000	

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

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

Asset #: 13371

Architecture		Current I	Repair	Futur	e Replacement	N	laintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior Roof								
Modified Bitumen	Location Blisters, E Location Vegetation	: Seams O xtent : Ligh : Main Ro n Growth, L	Extent : Moderate,	25%				
Modified Bitumen	15% Worn/Ero		\$30,000 : Moderate, Area		* * : 50% . 3rd Floor Roof -	Fast Sid	o	
nterior	Location	. 27101 100	. Hooj South Bus	it corner,	, 3,41,100, 1000	East Sta		
Floors								
Carpet	65%			2024	\$232,300	3	\$31,600	
Ceramic Tile	5%			2031	* *	5	\$1,200	
Sheet Vinyl/Rubber	30%	Now	\$49,900	2033	* *	5	\$5,500	
	Uneven Su	ıbstrate, Ex	tent : Moderate, A	rea Affec	as And Public Spa ted : 25% as And Public Spa			
Interior Walls								
Ceramic Tile	5%			2031	* *	5	\$1,400	
Gypsum Board	80%			LIFE	* *	5	\$13,800	
Plaster	15%			LIFE	* *	5	\$1,300	
Ceilings AcousTile,Adhered	50%			2033	* *	5	\$12,200	
AcousTileSusp.Lay-In	30%	4+	\$6,800	2033	* *	5	\$3,700	
reous mesusp.Luy m	Broken/Ma Location Staining/L	issing Elem : Basemen	ents, Extent : Moa t Extent : Moderate	lerate, Ar		3	ψ3,700	
Gypsum Board	10%			LIFE	* *	5	\$3,000	
Plaster	10% Broken/Ma Location Paint Peel	: First And ing, Extent	\$800 ents, Extent : Moa d Second Floor Ce : Light, Area Affe d Second Floor Ce	LIFE lerate, Ar ilings cted : 159		5	\$1,500	
ite Enclosure								
Fence/Gates								
Iron Picket	100%			2048	* *			
Free Standing Walls Masonry: Brick	100% Jnt Mortai	0-2 r Miss/Erod	\$19,900 l, Extent : Modera	2038 te, Area A	* * 1ffected : 50%			
-	Location	: Rear Yai	d - Perimeter Wal	ls				

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

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

Asset #: 13371

Architecture		Current Repair		Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date Estin (Years)	nated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Enclosure								
Retaining Walls								
Masonry: Brick	100%	0-2	\$3,900	2038	* *			
	Misaligne	d/Bulging, Extent	: Moderate,	Area Af	fected : 20%			
	Location	: Areaway To Ba	asement Fro	m Street				
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	\$1,300	2041	* *			
	Cracking/	Crumbling, Exten	t : Moderate	e, Area A	ffected : 15%			
	Location	: Sidewalk Adjac	cent To East	10th Str	eet			
On-Site Walkways								
Cast in Place Concrete	100%			2033	* *			
Activity Yard								
Cast in Place Concrete	100%	4+	\$2,200	2033	* *			
	Other Obs	ervation, Extent :	Moderate, .	Area Affe	ected : 25%			
	Location	: Rear Yard		30				
	Explana	tion : Worn / Erod	ded					

Electrical	Current Repair	Future Repla	Future Replacement		aintenance			
System Component Type	% of Fail Date Estin Total (Years)	nated Cost Year Estima FY	ted Cost	Cycle (Yrs)	Estimated Cost	Priority		
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%	2048	* *	5	\$100			
	Other Observation, Extent:	Light, Area Affected: 100%						
	Location : Electrical Room	n						
	Explanation : 2- Main Ser	vice Disconnect Switches Rai	ed At 400	Amperes	Each.			
Switchgear / Switchboard								
Fused Disc Sw	100%	2048	* *	5	\$100			
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Electrical Room	n						
	Explanation: 2- Vertical	Sections						
Raceway								
Conduit	100%	2048	* *	1				
Panelboards								
Fused Disc Sw	5%	2044	* *	5				
Molded Case Bkrs	95%	2044	* *	5	\$400			
Wiring								
Thermoplastic	100%	2048	* *	1				
Motor Controllers								
Locally Mounted	100%	2041	* *	5	\$100			
Ground								
Grounding Devices								
Generic	100%	LIFE	* *	5	\$200			

Lighting

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

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

Asset #: 13371

Electrical	Current Repair	Future R	Future Replacement		Maintenance				
System Component Type	% of Fail Date Estimated Cos Total (Years)	st Year Es FY	stimated Cost	Cycle (Yrs)	Estimated Cost	Priority			
Lighting									
Interior Lighting	000/		de de		440.000				
Fluorescent	80%	2033	**	10	\$10,800				
	T-5 Lamps And Fixtures, Extent: Light, Area Affected: 100%								
	Location: Throughout The Building	-							
Fluorescent	5%	2023	\$8,500	10	\$700				
	T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%								
	Location : Basement								
Fluorescent	10%	2033	* *	10	\$1,300				
	Compact Fluorescent Light, Extent: Light, Area Affected: 100%								
	Location : Hallways								
Fluorescent	5%	2033	* *	10	\$700				
	T-8 Lamps And Fixtures, Extent: Lig	ht, Area Affecte	ed : 100%		•				
	Location : Basement								
Egress Lighting									
Emergency, Battery	50%	2033	* *	10	\$1,800				
Exit, Service	50%	2033	* *	1					
Exterior Lighting									
HID	10%	2028	\$6,400	10					
No Component	90%								
Alarm									
Security System									
No Component	30%								
Generic	70%	2033	* *	1	\$3,800				
	Other Observation, Extent : Light, Ar		00%						
	Location: Reading Areas, Hallways And Outside								
	Explanation : CCTV Surveillance C	Cameras							
Fire/Smoke Detection									
Generic, Digital	100%	2036	* *	1-3	\$9,300				
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Throughout The Building	*							
	Explanation : Strobe Lights, Manua	ıl Pull Stations,	Alarm Bells, S	moke De	tectors And Horns				

Mechanical	Current Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
leating	•					
Energy Source						
Natural Gas	100%	2038	* *	1		
Conversion Equipment						
Hot Water Boiler	100%	2033	* *	1	\$7,300	
	Other Observation, Extent : Light, Area	Affected	! : 100%			
	Location: Basement Boiler Room					
	Explanation: 1 Unit					

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

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

Asset #: 13371

Mechanical	Current	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating							
Distribution Hot Wtr Piping/Pump	100% Now	\$1,200	2027	\$24,700	4	\$700	
Hot wir Piping/Pump	Corroded, Extent : S	· ·		\$24,700	4	\$700	
	Location : Circulat	***		ement Roiler Room			
	Other Observation, I						
	Location : Boiler R						
	Explanation : Defe	ctive Temperature (Control I	Panel			
Terminal Devices	*	Î					
Air Handler	30%		2028	\$66,800	1	\$2,700	
Convector/Radiator	70%		2026	\$59,400	1	\$3,300	
Air Conditioning							
Energy Source							
Electricity	100%		2036	* *	1		
Conversion Equipment	000/		2022	Φ10 7 (00		05.500	
Reciprocating	80%		2023	\$107,600	1	\$5,500	
Compr/Chiller	R-22 Refrigerant, Ex	tent : Light Area A	ffected :	80%			
	Location : Basemer		ујестей.	00/0			
	Repairs In Progress,		a Affecte	od · 80%			
	Location: Basemer		u 11jjeeie	u . 0070			
Exterior Pkg Unit -	10%		2028	\$12,800	2	\$100	
Cooling	1070		2020	Ψ12,000	2	ψ100	
e e e m.g	R-22 Refrigerant, Ex	tent : Light, Area A	ffected :	10%			
	Location: Roof						
Window/Wall Unit	10%		2026	\$3,300	1		
Terminal Devices							
Air Handler/Cool/Ht	80%		2028	\$142,100	1	\$7,300	
No Component	20%						
Heat Rejection							
Dry Cooler	80%		2023	\$68,900	2	\$8,200	
No Component	20%						
Ventilation							
Distribution	1000/		TIPP	* *	2.5	40.200	
Ductwork/Diffusers	100%		LIFE	* *	2-5	\$8,200	
Exhaust Fans	700/ Name	\$2,000	2022	* *	2	\$200	
Interior	70% Now Other Observation, I	\$2,000 Extent : Savana Ana	2033		2	\$300	
	Location : Basemer		и Ајјесте	a . 570			
	Explanation: There		as Room				
Roof	30%	2 13 110 7 2111 1 07 01	2028	\$7,900	2	\$100	
Plumbing	JU / 0		2020	\$7,900		\$100	
H/C Water Piping							
Brass/Copper	100%		2038	* *	1		
Water Heater	20070						
Gas Fired	100%		2026	\$9,700	2	\$200	
Sanitary Piping				4- 1. 30	•	+	
Cast Iron	100%		LIFE	* *	1		
Note: All component repairs \$ estin		rs and are not escalat		tential future inflation			

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

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

NEW YORK PUBLIC LIBRARY - 035 TOMPKINS SQUARE BRANCH LIBRARY

Asset #: 13371

Mechanical	Current Repair	Future Re	placement	М	aintenance	
System Component Type	% of Fail Date Estima Total (Years)	ted Cost Year Esti FY	imated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing						
Storm Drain Piping						
Cast Iron	100%	LIFE	* *	1		
Sump Pump(s)						
Non-Submersible	100%	2023	\$2,400	4	\$300	
Fixtures						
Generic	100%					
Vertical Transport Elevators						
Hydraulic	100%	LIFE	* *			
	Other Observation, Extent : L	ight, Area Affected : 10	0%			
	Location: Basement To 3rd	Floor				
	Explanation: 1 Unit					
Fire Suppression Sprinkler						
Generic	100%	2054	* *	1-2	\$4,100	

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

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

Print Date: 12-Sep-2019 NEW YORK PUBLIC LIBRARY - FY 2020

Asset Name : TOTTENVILLE BRANCH LIBRARY
Address : 7430 AMBOY RD. @YETMAN AVE.

Borough : STATEN ISLAND Agency's Number : T03

Area Sq Ft : 4,683 Project Type : NEW YORK PUBLIC LIBRARY

Date of Survey : 12-May-2016 Landmark Status : EXTERIOR LANDMARK

Areas Surveyed : Basement, Floors 1

Block : 7899 Lot : 9 BIN : 5088113

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture		\$36,700
Electrical		\$55,200
Mechanical		\$56,600
Total		\$148,500
Importance Code A		\$36,700
Importance Code B		\$111,800
Total		\$1.48.500

Total \$148,500

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$66,200			
Interior Architecture	\$1,500		\$86,300	
Electrical	\$2,000	\$30,600	\$200	\$200
Mechanical	\$3,800	\$35,200	\$2,100	\$900
Total	\$73,500	\$65,800	\$88,600	\$1,100
Importance Code A	\$66,500	\$200	\$200	\$200
Importance Code B	\$5,700	\$65,500	\$88,300	\$800
Importance Code C	\$1,300			
Total	\$73,500	\$65,800	\$88,600	\$1,100



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

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

Asset #: 13372

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls	400/	4.	ФО 100	LIDE	* *	-	Φ0.600	
Masonry: Brick		-	\$9,100 ents, Extent : Ligh It Rear Yard	LIFE t, Area Ą		5	\$8,600	
Stucco Cement	42%			2040	* *	5	\$18,900	
Wood	Location . Dry Rot/De Location .	: At Eaves ecay, Exter : At Eaves	ıt : Moderate, Ared	a Affected	d : 20%	5	\$4,500	
	Location .							
Windows								
Steel	-		Extent : Moderate	2035 e, Area A	* * ffected : 50%	5	\$900	
Wood	Deteriorate Location .	: Through ed, Extent	: Moderate, Area			5	\$17,100	
Parapets								
Masonry: Brick	7%			LIFE	* *	5		
Masonry: Limestone	3%			LIFE	* *	5		
No Component	90%							
Roof Asphalt Shingle	85%			2030	\$36,700	10	\$1,500	
Modified Bitumen	15%			2027	\$25,600	10	\$1,600	
Interior	1370			2027	\$23,000	10	\$1,000	
Floors								
Carpet	70%			2023	\$83,300	3	\$8,500	
Cast in Place Concrete	5%			LIFE	**	5	\$900	
Ceramic Tile	5%			2036	* *	5	\$400	
Vinyl Tile	20%			2032	* *	3	\$600	
Interior Walls								_
Concrete Masonry Unit				LIFE	* *	5	\$100	
Gypsum Board	75%			LIFE	* *	5	\$2,500	
Masonry: Brick	Spalling, Ex		\$1,300 derate, Area Affect cal Room In Basen					
	Water Pene		xtent : Moderate, A cal Room In Basen		cted : 10%			
Plaster	Water Pene				cted : 10% **	5	\$200	

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

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

Asset #: 13372

Architecture		Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior							
Ceilings							
Exposed Struc: Wood	70%		LIFE	* *			
Gypsum Board	25%		LIFE	* *	5	\$2,500	
Plaster	5%		LIFE	* *	5	\$300	
Site Enclosure							
Fence/Gates							
Chain Link	90%		2037	* *			
Iron Picket	10%		2047	* *			
Site Pavements							
On-Site Walkways							
Cast in Place Concrete	70%		2032	* *			
Pavers/Stone	30%		2030				

Electrical	Current R	lepair Fu	ıture l	Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost Ye		Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts							
Service Equipment							
Fused Disc Sw	100%	203	37	* *	5		
	Other Observation, Ex	xtent : Light, Area Affec	cted:	100%			
	Location : Electrica	l Room					
	Explanation: One 4	00 Amperes Main Disc	onnec	t Switch			
Switchgear / Switchboard							
Fused Disc Sw	100%	203	27	\$37,200	5		
Raceway							
Conduit	50%	203	27	\$18,000	1		
Conduit	50%	204	47	* *	1		
Panelboards							
Molded Case Bkrs	10%	204	43	* *	5		
Molded Case Bkrs	90%	203	26	\$15,500	5	\$100	
Wiring							
Thermoplastic	90%	204	47	* *	1		
Thermoplastic	10%	203	37	* *	1		
Motor Controllers							
Locally Mounted	100%	203	32	* *	5		
Ground							
Grounding Devices							
Not Accessible	100%						
Lighting							

Lignting

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

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

Asset #: 13372

Electrical	Cu	rrent Repair	Futur	e Replacement	M	aintenance	
System Component Type		Date Estimated Cost ears)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting							
Interior Lighting							
Fluorescent	40%		2022	\$21,600	10	\$1,700	
		rescent Light, Extent : Lig	ht, Area	Affected: 100%			
	Location : Fi	rst Floor					
Fluorescent	20%		2027	\$10,800	10	\$900	
	Other Observa	tion, Extent : Light, Area	Affected	! : 100%			
	Location : Th	ıroughout					
	Explanation .	: Using T8 And T12 Lamp	os.				
HID	10%		2027	\$3,700	10		
Incandescent	20%		2027	\$10,800	2		
Incandescent	10%		2022	\$5,400	2		
Egress Lighting							
Emergency, Service	50%		2022	\$1,300	1		
Exit, Service	50%		2022	\$400	1		
Exterior Lighting							
HID	50%		2032	* *	10		
Incandescent	10% 0	-2 \$1,700	2037	* *	2		
	On Extended L	ife, Extent : Moderate, Ai	rea Affec	eted : 100%			
	Location : Bi	uilding Exterior					
No Component	40%						
Alarm							
Security System							
Generic	100%		2027	\$16,300	1	\$1,800	

Mechanical		Current Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating							
Energy Source							
Natural Gas	100%		2047	* *	1		
Conversion Equipment	1000/		2022	* *	1	#2.200	
Hot Water Boiler	100%		2032	~ ~	1	\$2,300	
Distribution							
Hot Wtr Piping/Pump	100%		2035	* *	4	\$200	
Terminal Devices							
Air Handler	40%		2027	\$28,400	1	\$1,200	
Convector/Radiator	60%		2032	* *	1	\$900	
Air Conditioning							
Energy Source							
Electricity	100%		2043	* *	1		
Conversion Equipment							
Reciprocating	80%		2022	\$34,300	1	\$1,700	
Compr/Chiller				,			
Window/Wall Unit	20%		2025	\$2,100	1		

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

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

Asset #: 13372

Mechanical		Current Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning							
Distribution							
CW & CHW Wtr	100%		2037	* *	4	\$300	
Pipe/Pump							
Terminal Devices	1000/		2027	Φ.Σ.ζ. ζ.Ο.Ο.		Φ2.000	
Air Handler/Cool/Ht	100%		2027	\$56,600	1	\$2,900	
Heat Rejection Air Cooled Condenser Unit	100%		2027	\$10,200	2	\$3,300	
Ventilation							
Distribution							
Ductwork/Diffusers	100%		LIFE	* *	2-5	\$2,600	
Exhaust Fans							
Interior	100%		2027	\$18,000	2	\$100	
Plumbing							
H/C Water Piping			201-	* *			
Brass/Copper	50%		2047	* *	1		
Galvanized Steel	50%		2032		1		
Water Heater Gas Fired	100%		2025	\$3,100	2	\$100	
Sanitary Piping	100%		2023	\$3,100		\$100	
Cast Iron	100%		LIFE	* *	1		
Storm Drain Piping	10070		LILL		1		
Cast Iron	100%	Now \$2,100	LIFE	* *	1		
Cast Iron		ervation, Extent : Moderate,		cted : 10%	1		
		: Basement					
		tion : Strong Sewage Odor In	Basemen	t			
Fixtures	1	0 0					
Generic	100%						
Vertical Transport							
Elevators							
Hydraulic	100%		LIFE	* *			
		ervation, Extent : Light, Area	Affected	: 100%			
		: 1st Floor					
	Explanai	tion : Chair Lift					

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

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

Print Date: 12-Sep-2019 **NEW YORK PUBLIC LIBRARY - FY 2020**

Asset Name : TREMONT BRANCH LIBRARY

Address : 1866 WASHINGTON AVE. @E. 176 ST.

Borough : BRONX Agency's Number : T04

Area Sq Ft : 11,900 Project Type : NEW YORK PUBLIC LIBRARY

Date of Survey : 14-Apr-2016 Landmark Status : NONE

Areas Surveyed : Roof, Floors 1,M,2,3

Block : 2918 Lot : 1 BIN : 2009573

CAPITAL	FY 2021 - 2024	FY 2025 - 2030		
Exterior Architecture	\$275,600			
Mechanical		\$278,900		
Total	\$275,600	\$278,900		
Importance Code A	\$275,600	\$90,900		
Importance Code B		\$188,000		
Total	\$275,600	\$278,900		

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$37,900			
Interior Architecture	\$41,500		\$600	\$300
Electrical	\$25,700	\$13,500	\$1,200	\$900
Mechanical	\$11,100	\$2,500	\$5,100	\$2,500
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$120,200	\$19,900	\$10,800	\$7,600
Importance Code A	\$38,400	\$700	\$600	\$600
Importance Code B	\$67,300	\$19,200	\$10,200	\$7,000
Importance Code C	\$14,500			
Total	\$120,200	\$19,900	\$10,800	\$7,600



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

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

Asset #: 13373

Architecture	Ure Current Repair		Future Replacement		Maintenance			
ystem Component Type		il Date Est Years)	timated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
xterior								
Exterior Walls								
Masonry: Brick	40%			LIFE	* *	5	\$11,700	
	Recent Repair Location : S		xtent : Light, A 'est Facades	rea Affeo	cted : 25%			
Masonry: Brick	25% N	Now	\$46,800	LIFE	* *	5	\$7,300	
Ž	Jnt Mortar M	iss/Erod, Ex	tent : Moderai	e, Area A	Affected : 30%			
	Location : λ	North Facad	le, East Façade	!				
	Spalling, Exte	ent : Modera	ate, Area Affect	ed : 25%	ó			
	Location : λ	North Facad	le, East Façade	!				
	Worn/Eroded,	, Extent : M	oderate, Area	Affected .	: 20%			
	Location : λ	North Facad	le, East Façade	!				
Masonry: Granite	10%			LIFE	* *	5	\$2,200	
Masonry: Limestone	10%			LIFE	* *	5	\$2,200	
Metal, Corrugated	5%			2037	* *	1		
Stucco Cement	10% N	Now	\$9,000	2040	* *	5	\$3,700	
	Cracking/Cru	mbling, Ext	ent : Moderate	, Area Aj	ffected : 20%			
	Location : E	East Facade						
	Other Observ	ation, Exten	t : Moderate, 2	Area Affe	cted : 100%			
	Location : E							
	Explanation	: Cement P	Parge Coat ove	r brick				
Windows					de de	_	***	
Glass Block	2%	-	** • • • • • • • • • • • • • • • • • •	LIFE	* *	5	\$100	
Wood		Now	\$39,500	2035		5	\$24,800	
	Deteriorated Location : T		ent : Moderate,	Area Aff	rected: 50%			
	Split/Cracked Location : T		oderate, Area	Affected	: 20%			
	Other Observ	ation, Exten	nt : Light, Area t, South And W					
			e Metal Grilles					

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

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

Asset #: 13373

rchitecture	Current Rep	pair	Future	Replacement	М	aintenance	
rstem Component Type	% of Fail Date E Total (Years)	stimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
terior							
Parapets							
Cast Stone/Terra Cotta	5% Now	\$12,100	LIFE	* *	5	\$1,400	1
	Broken/Missing Element			Affected : 20%			
	Location : Coping At I						
	Cracking/Crumbling, Ex			fected : 25%			
	Location : Coping At I		-				
	Jnt Mortar Miss/Erod, E			ffected : 35%			
	Location : Coping At I	East And North	Parapets				
Masonry: Brick	55% Now	\$48,300	LIFE	* *	5	\$2,000	
	Cracking/Crumbling, Ex	tent : Moderate	e, Area Afj	fected : 25%			
	Location : Interior Fac	ce Throughout					
	Jnt Mortar Miss/Erod, E	Extent : Modera	te, Area A	ffected : 50%			
	Location : Throughout						
	Misaligned/Bulging, Ext	ent : Moderate,	Area Affe	ected : 15%			
	Location: West Facad	le					
	Spalling, Extent: Severe						
	Location : Interior Par	rapet Wall Thro	ughout				
	Worn/Eroded, Extent : N	Aoderate, Area	Affected :	25%			
	Location : Throughout						
Masonry: Brick	25%		LIFE	* *	5	\$900	
Masonry: Limestone	10%		LIFE	* *	5	\$500	
	Staining/Discoloring, Ex	ctent : Moderate	e, Area Af	fected : 15%			
	Location : Cornice						
Masonry: Sandstone	5% Now	\$16,800	LIFE	* *	5	\$200	
	Jnt Mortar Miss/Erod, E			ffected : 35%			
	Location: Coping At North And East Parapets						
	Worn/Eroded, Extent : S						
	Location : Coping At N		-		head		
	Other Observation, Exte			cted : 100%			
	Location : Coping At N	North And East	Parapets				
	Explanation: This Ma	terial Is Actuall	y Bluestor	ne.			
Roof		*					
Modified Bitumen	100% Now	\$141,000	2037	* *			
	Blisters, Extent: Moder	**	ed: 25%				
	Location: Throughout		00 1 1	2007			
	Debris Present, Extent:	-	ffected : I	0%			
	Location: Lower Roof			1.00			
	Miss/Damaged Flashing			**			
	Location : Parapet Wa						
	Water Penetration, Exte		Area Affec	eted : 20%			
	Location: Bulkhead A		1.00 . 1	250/			
	Worn/Eroded, Extent: N		Affected :	25%			
	Location : Throughout						

Interior

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

Estimates are rounded to the nearest hundred dollars.

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

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

Asset #: 13373

ratom	Current Repair		Future Replacement		Maintenance		
vstem Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
terior							
Floors							
Carpet	10% Recent Replace Evide Location: Second I		2026 Area Affo	\$13,700 fected : 100%	3	\$1,500	
Continuity Constant		-1001	LIEE	* *	-	\$2.200	
Cast in Place Concrete Ceramic Tile	10% 5%		LIFE 2036	* *	5 5	\$2,200 \$500	
Ceramic The	Recent Replace Evide Location : Restroor				3	\$300	
Marble Panels	5%		LIFE	* *	5	\$400	
Slate	5%		LIFE	* *	5	\$500	
Terrazzo	3%		LIFE	* *	5	\$200	
Vinyl Tile	7%		2032	* *	3	\$300	
Vinyl Tile	20% Now Broken/Missing Elen Location : Third Fl	oor			3	\$800	
	Loose/Miss Fastener	s. Extent : Severe. 2	атеа атте	0C10A · 311%			
	Location : Third Fl Worn/Eroded, Extent Location : Third Fl	oor : Severe, Area Aff	ected : 50	9%			
Wood	Worn/Eroded, Extent Location: Third Fl 35%	oor : Severe, Area Aff oor	2055	9% **	5	\$6,700	
	Worn/Eroded, Extent Location : Third Fl	oor : Severe, Area Aff oor nt, Extent : Light, A	2055	9% **	5	\$6,700	
Interior Walls	Worn/Eroded, Extent Location: Third Fl 35% Recent Repair Evider Location: First Flo	oor : Severe, Area Aff oor nt, Extent : Light, A	ected : 50 2055 Irea Affec	** cted : 50%		· 	
Interior Walls Ceramic Tile	Worn/Eroded, Extend Location: Third Fl 35% Recent Repair Evided Location: First Flo	oor : Severe, Area Aff oor nt, Extent : Light, A	2055 Area Affect 2036	** cted : 50%	5	\$1,100	
Interior Walls Ceramic Tile Gypsum Board	Worn/Eroded, Extend Location: Third Fl 35% Recent Repair Evided Location: First Flo 5% 5%	oor : Severe, Area Aff oor nt, Extent : Light, A	2055 Area Affect 2036 LIFE	** cted : 50% ** **		· 	
Interior Walls Ceramic Tile Gypsum Board Marble Panels	Worn/Eroded, Extend Location: Third Fl 35% Recent Repair Evided Location: First Flo 5% 5% 5%	oor : Severe, Area Aff oor nt, Extent : Light, A	2055 Area Affect 2036 LIFE LIFE	** cted : 50% ** ** **	5 5	\$1,100 \$700	
Interior Walls Ceramic Tile Gypsum Board Marble Panels Plaster	Worn/Eroded, Extend Location: Third Fl 35% Recent Repair Evided Location: First Flo 5% 5% 5% 5% 30%	oor : Severe, Area Aff oor nt, Extent : Light, A	2055 Area Affect 2036 LIFE LIFE LIFE	** cted: 50% ** ** ** **	5 5 5	\$1,100 \$700 \$2,000	
Interior Walls Ceramic Tile Gypsum Board Marble Panels Plaster Plaster	Worn/Eroded, Extend Location: Third Fl 35% Recent Repair Evided Location: First Flo 5% 5% 5% 5% 30% 35%	oor : Severe, Area Aff oor nt, Extent : Light, A	2055 Area Affect 2036 LIFE LIFE LIFE LIFE	** cted : 50% ** ** ** ** **	5 5 5 5	\$1,100 \$700 \$2,000 \$2,300	
Interior Walls Ceramic Tile Gypsum Board Marble Panels Plaster	Worn/Eroded, Extended Location: Third Floor Third Floo	oor : Severe, Area Affoor nt, Extent : Light, A por \$13,900 nents, Extent : Seve	2055 Area Affect 2036 LIFE LIFE LIFE LIFE LIFE LIFE LIFE LIFE	** cted : 50% ** ** ** ** ** Affected : 10%	5 5 5	\$1,100 \$700 \$2,000	
Interior Walls Ceramic Tile Gypsum Board Marble Panels Plaster Plaster	Worn/Eroded, Extended Location: Third Floor Third Floo	s: Severe, Area Affoor nt, Extent: Light, Apor \$13,900 nents, Extent: Severe, Area Affoor Extent: Severe, A	2055 Area Affect 2036 LIFE LIFE LIFE LIFE LIFE LIFE Custodian rea Affect	** cted: 50% ** ** ** ** Affected: 10% In Apartment Sted: 25%	5 5 5 5	\$1,100 \$700 \$2,000 \$2,300	
Interior Walls Ceramic Tile Gypsum Board Marble Panels Plaster Plaster	Worn/Eroded, Extend Location: Third Fl 35% Recent Repair Evided Location: First Flow 5% 5% 5% 30% 35% 15% Now Broken/Missing Elem Location: Roof State Cracking/Crumbling Location: Third Fl	soor Severe, Area Affoor nt, Extent: Light, A por \$13,900 ments, Extent: Seve ir, Third Floor At 6 Extent: Severe, A oor At Custodian A	2055 Area Affect 2036 LIFE LIFE LIFE LIFE LIFE LIFE Custodian rea Affect Apartmen	** cted : 50% ** ** ** ** Affected : 10% In Apartment cted : 25% t	5 5 5 5	\$1,100 \$700 \$2,000 \$2,300	
Interior Walls Ceramic Tile Gypsum Board Marble Panels Plaster Plaster	Worn/Eroded, Extended Location: Third Floor Third Floo	\$13,900 \$13,900 ents, Extent: Severe, A Extent: Severe, A cor At Custodian A Extent: Severe, A	2055 Area Affect 2036 LIFE LIFE LIFE LIFE LIFE CUSTO dian rea Affect partmen	** cted: 50% ** ** ** ** Affected: 10% In Apartment cted: 25% t ed: 50%	5 5 5 5	\$1,100 \$700 \$2,000 \$2,300	

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

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

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 13373

Architecture		Current R	lepair	Futur	e Replacement	M	aintenance	
System Component Type		Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTile,Adhered	5%			2040	* *	5	\$500	
Exposed Concrete	5%			LIFE	* *	5	\$100	
Gypsum Board	10%			LIFE	* *	5	\$1,300	
Plaster	30%			LIFE	* *	5	\$1,900	
Plaster	30%			LIFE	* *	5	\$1,900	
Plaster	15%	Now	\$8,500	LIFE	* *	5	\$1,000	
	-	_	Extent : Severe, A		eted: 25%			
	Location:	Third Flo	or Custodian Apa	rtment				
	Paint Peelin	g, Extent	: Severe, Area Aff	ected : 5	0%			
	Location:	Third Flo	or Custodian Apa	rtment				
	Water Penei	Water Penetration, Extent : Moderate, Area Affected : 10%						
	Location:	Third Flo	or Custodian Apa	rtment				
Plaster	5%			LIFE	* *	5	\$300	
	Other Obser	vation, E	xtent : Light, Area	Affected	! : 100%			
	Location:	Through	out					
	Explanatio	on : Crowi	n Moulding					

Electrical		Current Repair	Futur	re Replacement	M	aintenance	
ystem Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nder 600 Volts							
Service Equipment							
Molded Case Bkrs	100%		2027	\$1,600	5	\$300	
	Other Obse	rvation, Extent : Moderate, 2	Area Affe	ected : 100%			
	Location .	Electrical Room					
	Explanati	on : Main Service Disconnec	t Switch	Rated At 800 Amp	eres		
Switchgear / Switchboard							
Molded Case Bkrs	100%		2027	\$34,200	5	\$300	
Raceway							
Conduit	95%		2027	\$31,500	1		
Conduit	5%		2047	* *	1		
Panelboards							
Fused Disc Sw	5%		2043	* *	5		
Molded Case Bkrs	15%		2035	* *	5		
Molded Case Bkrs	40%		2043	* *	5	\$100	
Molded Case Bkrs	40%		2026	\$6,300	5	\$100	
Wiring							
Braided Cloth	50%	2-4 \$14,700	2052	* *	1		
	Insulation A	lged, Extent : Moderate, Are	a Affecte	ed : 100%			
	Location .	Throughout					
Thermoplastic	30%		2037	* *	1		
Thermoplastic	20%		2047	* *	1		
Motor Controllers							
Locally Mounted	100%		2032	* *	5	\$100	

Ground

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 13373

Electrical	Current Repair	Future Replacement	Maintenance			
System Component Type	% of Fail Date Estimated Co Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority	
Ground						
Grounding Devices						
Generic	100% 0-2 \$10,10		5	\$200		
	Other Observation, Extent : Modera	te, Area Affected : 100%				
	Location: Basement					
* * * * ·	Explanation : Corroded					
Lighting						
Interior Lighting Fluorescent	65%	2032 **	10	\$7,100		
Fluorescent	T-8 Lamps And Fixtures, Extent: Mo			\$7,100		
	Location: Throughout The Buildin		,			
F1	30%		10	¢2 200		
Fluorescent	30% T-5 Lamps And Fixtures, Extent: Mo	2032	10	\$3,300		
	Location: Reading Areas	oaeraie, Area Affeciea : 100%)			
T1	_	2032 **	1.0	4500		
Fluorescent	5%	2032	10	\$500		
	Compact Fluorescent Light, Extent:	Moderate, Area Affected : 10	10%			
D 1:12	Location : Reading Areas					
Egress Lighting	450/	2022 **	10	¢1 200		
Emergency, Battery	45% 10%	2032 ** 2055 **	10	\$1,300		
Exit, LED Exit, Service	45%	2032 **	1			
Exterior Lighting	4370	2032	1			
HID	20%	2027 \$9,500	10			
No Component	80%	2027 \$9,500	10			
Alarm	0070					
Security System						
No Component	40%					
Generic	60%	2035 **	1	\$2,700		
	Other Observation, Extent : Modera	te, Area Affected : 100%	_	4-,		
	Location : Reading Areas And Out.					
	Explanation : CCTV Surveillance (
Fire/Smoke Detection		·				
Generic, Digital	100%	2035 **	1-3	\$7,300		
-	Other Observation, Extent: Modera	te, Area Affected : 100%				
	Location : Throughout The Buildin	~				
	Explanation: Strobe Lights, Alarm	Bells, Manual Pull Stations,	Strobe Li	ghts And Horns		

Mechanical	Current Repair	Future Rep	olacement	Maintenance	
System Component Type	% of Fail Date Estim Total (Years)	ated Cost Year Esti FY	mated Cost Cyc (Yr		Priority
Heating Energy Source Natural Gas	100%	2037	** 1		

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

NEW YORK PUBLIC LIBRARY - 035 TREMONT BRANCH LIBRARY

Asset #: 13373

lechanical Current Repair		nt Repair	Future Replacement			Maintenance	
System Component Type	% of Fail Da Total (Year	ate Estimated Cost s)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating Conversion Equipment Hot Water Boiler		n, Extent : Light, Area nent Boiler Room Old Unit	2025 Affected	\$90,900 : 100%	1	\$5,900	
Distribution Hot Wtr Piping/Pump	100% 0-2 Corroded, Extent . Location : Basen	\$1,800 : Severe, Area Affected nent	2026 d : 40%	\$18,400	4	\$600	
Terminal Devices Air Handler Convector/Radiator	40% 60%		2032 2032	* *	1 1	\$2,900 \$2,300	
Air Conditioning Energy Source Electricity Conversion Equipment	100%		2035	**	1		
Reciprocating Compr/Chiller	100%		2027	\$100,100	1	\$5,500	
	R-22 Refrigerant, Location: 3 Uni	Extent : Light, Area A ts. Roof	ffected :	100%			
Distribution CW & CHW Wtr Pipe/Pump	100%		2037	* *	4	\$900	
Terminal Devices Air Handler/Cool/Ht	100%		2032	* *	1	\$7,400	
Heat Rejection Air Cooled Condenser Unit	100%		2027	\$23,800	2	\$8,300	
Ventilation Distribution Ductwork/Diffusers	100%		LIFE	* *	2-5	\$6,600	
Exhaust Fans Interior Roof	80% 20%		2032 2032	* *	2 2	\$300 \$100	
Plumbing H/C Water Piping Brass/Copper	100%		2027	\$87,900	1		
Water Heater Gas Fired	100%		2027	\$7,200	2	\$200	
Sanitary Piping Cast Iron	100% Now Blockage /Clogged Location : 1st Fl	d, Extent : Severe, Are	LIFE ea Affecte	* * d : 5%	1		
Storm Drain Piping Cast Iron	100%		LIFE	* *	1		
Sump Pump(s) Submersible	100%		2021	\$400	4	\$400	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

NEW YORK PUBLIC LIBRARY - 035 TREMONT BRANCH LIBRARY

Asset #: 13373

Mechanical	Current Repair	Future Replacement	N	laintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority
Plumbing					
Fixtures					
Generic	100%				
Vertical Transport			•		•
Elevators					
Hydraulic	100%	LIFE **			
	Other Observation, Extent : Light, Are	a Affected : 100%			
	Location: Basement To 2nd Floor				
	Explanation: One Unit. Multi-defect	'S			
Fire Suppression					
Sprinkler					
No Component	90%				
Generic	10%	2053 **	1-2	\$300	
	Other Observation, Extent : Light, Are	a Affected : 10%			
	Location: Stairway Only				
	Explanation: New Install				

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Print Date: 12-Sep-2019 NEW YORK PUBLIC LIBRARY - FY 2020

Asset Name : VAN NEST BRANCH LIBRARY
Address : 2147 BARNES AVE. @LYDIG AVE.

Borough : BRONX Agency's Number : V01

Area Sq Ft : 7,690 Project Type : NEW YORK PUBLIC LIBRARY

Date of Survey : 20-Apr-2016 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1

Block : 4321 Lot : 70 BIN : 2049427

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$305,500	
Electrical		\$161,600
Mechanical		\$303,900
Total	\$305,500	\$465,500
Importance Code A	\$305,500	\$58,700
Importance Code B		\$406,800
Total	\$305,500	\$465,500

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$42,200		\$2,800	
Interior Architecture			\$1,100	
Electrical	\$900	\$6,600	\$700	\$900
Mechanical	\$2,700	\$1,600	\$6,200	\$1,600
Total	\$45,800	\$8,200	\$10,700	\$2,400
Importance Code A	\$42,600	\$500	\$3,100	\$400
Importance Code B	\$3,200	\$7,700	\$7,600	\$2,100
Importance Code C				
Total	\$45,800	\$8,200	\$10,700	\$2,400



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

NEW YORK PUBLIC LIBRARY - 035 VAN NEST BRANCH LIBRARY

Asset #: 13374

Architecture		Current I	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
xterior								
Exterior Walls								
Cast in Place Concrete	10%			LIFE	* *	5	\$8,000	
Masonry: Brick	85%			LIFE	* *	5	\$13,700	
Granite Panels	5%	Now	\$18,000	LIFE	* *	5	\$600	
	Broken/M	issing Elem	ents, Extent : Seve	re, Area	Affected : 100%			
	Location	: Granite	Base At Front Of I	Building I	Failing			
Windows								
Aluminum	75%			2035	* *	5	\$1,300	
Steel	25%			2043	* *	5	\$5,500	
Parapets							4 - 7	
Cast Stone/Terra Cotta	10%	0-2	\$3,200	LIFE	* *	5	\$3,000	
			d, Extent : Light, A		ted : 10%	-	42,000	
		: Through	-	33				
		_	d, Extent : Severe,	Area Afi	Sected · 100%			
	_		ngs Require Caulk					
N D'1					* *		Φ2.400	
Masonry: Brick		Now	\$21,000	LIFE		5	\$3,400	
			d, Extent : Light, A	rea Affec	ted: 50%			
		: Through						
			xtent : Light, Area	Affected	: 10%			
	Location	: Through	out					
Roof								
Single Ply Membrane	100%		\$305,500	2037	* *			
			tent : Moderate, A	rea Affec	ted : 10%			
		_	out Roof Area					
	Blisters, E	extent : Seve	ere, Area Affected	: 10%				
	Location	i : Through	out Roof Area					
nterior								
Floors								
Cast in Place Concrete	10%			LIFE	* *	5	\$2,300	
Terrazzo	5%			LIFE	* *	5	\$400	
Vinyl Tile	85%			2032	* *	3	\$3,300	
Interior Walls							4 -)	
Concrete Masonry Unit	98%			LIFE	* *	5	\$2,100	
Glass: Single Pane	1%			LIFE	* *	5	Ψ=,100	
Plaster	1%			LIFE	* *	5		
Ceilings	170			LII L				
Embossed Metal	100%			LIFE	* *	5	\$4,700	
Embossed Metal			ent, Extent : Light,			3	φ+,/00	
		piace Eviae i : Through	-	ти си Ајј	. 100/0			
ite Pavements	Locuitor	imougn	O 1111					
Public Sidewalk								
Cast in Place Concrete	100%			2040	* *			
Cast III I lace Colletele	10070			∠∪ + ∪				

Electrical	Current Repair	Future Replacement	Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

NEW YORK PUBLIC LIBRARY - 035 VAN NEST BRANCH LIBRARY

Asset #: 13374

Electrical	Current Repair	Future Re	placement	М	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Est FY	imated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts						
Service Equipment						
Molded Case Bkrs	100%	2027	\$1,600	5	\$200	
	Other Observation, Extent : Moderate,	Area Affected	: 100%			
	Location: Electrical Room	D:	7 1			
D	Explanation : One 350 Amperes Mai	n Disconnect S	witch			
Raceway	1000/	2027	* *	1		
Conduit	100%	2037		1		
Wiring Braided Cloth	30%	2026	\$8,800	1		
Braided Cloth	Insulation Aged, Extent : Moderate, A			1		
	Location: Throughout	ca nyjecica . 1	.0070			
Thermoplastic	70%	2047	* *	1		
Motor Controllers	, 0, 0					
Locally Mounted	100%	2025	\$16,000	5	\$100	
Ground			. ,		· · · · · · · · · · · · · · · · · · ·	
Grounding Devices						
Generic	100%	LIFE	* *	5	\$100	
Lighting						
Interior Lighting						
Fluorescent	85%	2027	\$69,200	10	\$6,000	
	T-8 Lamps And Fixtures, Extent : Ligh Location : Throughout	t, Area Affecte	d : 100%			
Fluorescent	10%	2027	\$8,100	10	\$700	
	Compact Fluorescent Light, Extent : L Location : 1st Floor Downlight	ight, Area Affe	ected : 100%			
Incandescent	5%	2022	\$4,100	2		
	Other Observation, Extent : Light, Are	a Affected : 10	00%			
	Location: Basement Mechanical Roc	oms				
	Explanation: Incandescent Lighting	Observed				
Egress Lighting						
Emergency, Battery	5%	2022	\$500	10	\$100	
Exit, LED	70%	2055	**	1		
Exit, Battery	25%	2022	\$900	10	\$100	
Alarm						
Security System	1000/	2027	004 (00	1	#2 000	
Generic	100%	2027	\$24,600	1	\$2,900	
Fire/Smoke Detection	100%	2027	\$84.200	1-3	\$4,900	
Generic, Analog	100%	2027	\$84,300	1-3	\$4,900	

Mechanical	Current Re	pair Futur	e Replacement	М	aintenance	
System Component Type	% of Fail Date F Total (Years)	Cstimated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating						
Energy Source						
Natural Gas	100%	2047	* *	1		

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

NEW YORK PUBLIC LIBRARY - 035 VAN NEST BRANCH LIBRARY

Asset #: 13374

Mechanical		Current Repair	Futur	e Replacement	Maintenance			
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Heating								
Conversion Equipment								
Hot Water Boiler	100%		2025	\$58,700	1	\$3,800		
Distribution								
Hot Wtr Piping/Pump	100%		2043	* *	4	\$400		
Terminal Devices	500/		2027	Φ.7.2. (0.0		#2 400		
Air Handler	50%		2027	\$53,600 * *	1	\$2,400		
Convector/Radiator	50%		2040	* *	1	\$1,200		
Air Conditioning Energy Source								
Electricity	100%		2043	* *	1			
Conversion Equipment	10070		2043		1			
Reciprocating	100%		2027	\$64,700	1	\$3,600		
Compr/Chiller	10070		2027	ψο 1,7 σσ	-	ψ3,000		
Distribution								
Ductwork/Diffusers	100%		LIFE	* *	2	\$10,000		
Terminal Devices						· · · · · · · · · · · · · · · · · · ·		
Air Handler/Cool/Ht	100%		2027	\$85,500	1	\$4,800		
Heat Rejection								
Dry Cooler	100%		2027	\$41,400	2	\$5,400		
Ventilation								
Distribution								
Ductwork/Diffusers	100%		LIFE	* *	2-5	\$4,300		
Exhaust Fans	1000/			442 - 00		4.00		
Roof	100%		2027	\$12,700	2	\$200		
Plumbing								
H/C Water Piping Galvanized Steel	100%		2040	* *	1			
Water Heater	10070		2040		1			
Gas Fired	100%		2025	\$4,600	2	\$100		
GasTiled		ervation, Extent : Light, Area			2	\$100		
		: Boiler Room	11990000	. 100/0				
		tion : Poorly Located - 1-40 G	allon					
Sanitary Piping	7							
Cast Iron	100%		LIFE	* *	1			
Storm Drain Piping								
Cast Iron	100%		LIFE	* *	1			
Sewage Ejector(s)								
Electric	100%		2027	\$2,200	4	\$300		
Backflow Preventer								
No Component	95%							
Generic	5%		2032	* *	1			
Fixtures								
Generic	100%							

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Print Date: 12-Sep-2019 **NEW YORK PUBLIC LIBRARY - FY 2020**

Asset Name : WAKEFIELD BRANCH LIBRARY
Address : 4100 LOWERRE PLACE @E. 229 ST.

Borough : BRONX Agency's Number : W01

Area Sq Ft : 10,743 Project Type : NEW YORK PUBLIC LIBRARY

Date of Survey : 11-Apr-2016 Landmark Status : NONE

Areas Surveyed : Floors 1

Block : 4832 Lot : 20 BIN : 2063175

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$36,200	
Electrical	\$145,300	
Total	\$181,500	
Importance Code A	\$36,200	
Importance Code B	\$145,300	
Total	\$181,500	

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture		\$18,100	\$2,000	
Interior Architecture	\$2,900	\$13,800		\$400
Electrical	\$14,800	\$30,300		
Mechanical	\$3,400	\$3,800	\$4,100	\$1,600
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$25,100	\$70,000	\$10,000	\$5,900
Importance Code A	\$1,100	\$19,300	\$3,100	\$1,100
Importance Code B	\$24,000	\$50,700	\$6,900	\$4,900
Importance Code C				
Total	\$25,100	\$70,000	\$10,000	\$5,900



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 13375

rchitecture	Current Re	pair Future	Replacement	М	aintenance		
vstem Component Type	% of Fail Date E Total (Years)	stimated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priori	
terior							
Exterior Walls	050/ N	¢26,200 TIEE	* *	_	¢22.700		
Masonry: Brick	95% Now	\$36,200 LIFE Extent : Moderate, Area Aj		5	\$22,700		
	Location : Throughou		jecieu . 570				
	_	ent : Light, Area Affected :	100%				
	Location : Building En		10070				
	-	Construction - Data To Fol	low Is A Carryov	er From	Previous 2008		
	Report		,				
Masonry: Limestone	5%	LIFE	* *	5	\$900		
Windows							
Aluminum	100%	2043	* *	5	\$4,000		
Parapets	0.70/	-	نف نفر	_			
Masonry: Brick	95%	LIFE	**	5	\$5,200		
	Recent Replace Evident Location: Throughout	Extent : Light, Area Affec	eted: 100%				
Manager I increte a	5%		* *		\$200		
Masonry: Limestone		LIFE Extent : Light, Area Affect		5	\$300		
	Location: Throughout		ей . 100/0				
Roof							
Single Ply Membrane	100%	2032	* *	10	\$18,100		
erior							
Floors							
Carpet	75%	2028	\$162,800	3	\$18,100		
	Recent Installation, Extent: Light, Area Affected: 100%						
	Location : First Floor						
Terrazzo	5%	LIFE	**	5	\$600		
Vinyl Tile	20% Now	\$2,900 2027	\$28,900	3	\$1,200		
	•	Light, Area Affected : 60%					
T	Location : Basement A	Ind 2nd Floor					
Interior Walls	1000/	rinn	* *	-	ΦΩ ΩΩΩ		
Plaster	100%	LIFE		5	\$9,000		
	Location: Throughout	Extent : Light, Area Affect t	ea : 10%				
Ceilings	200mion . Imoughou	•					
AcousTile,Adhered	97%	2032	* *	5	\$15,600		
Gypsum Board	1%	LIFE	* *	5	\$200		
Plaster	2%	LIFE	* *	5	\$200		
		Extent : Light, Area Affect	ed : 30%		, ,		
	Location : Throughou						

Electrical		Current Repair	Futu	re Replacement	M	aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 13375

Electrical	Current Rep	air Fu	ıture Replac	ement	M	aintenance		
System Component Type	% of Fail Date Es Total (Years)	timated Cost Ye	ar Estimat Y	ed Cost	Cycle (Yrs)	Estimated Cost	Priority	
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	100%	202		\$1,600	5	\$300		
	Other Observation, Exten		Affected: 10	0%				
	Location : Electrical R							
	Explanation: One 800	Ampere Main Disco	nnect Switch					
Switchgear / Switchboard								
Molded Case Bkrs	100%	202	27 \$	34,200	5	\$300		
Raceway								
Conduit	90%	202		29,800	1			
Conduit	10%	203	37	* *	1			
Panelboards								
Fused Disc Sw	5%	202		\$800	5			
Molded Case Bkrs	95%	202	26 \$	515,000	5	\$300		
Wiring								
Braided Cloth	50% 2-4	\$14,700 203		* *	1			
	Insulation Aged, Extent :	Moderate, Area Aff	ected : 100%					
	Location: Basement							
Thermoplastic	10%	204	1 7	* *	1			
Thermoplastic	40%	202	27 \$	511,700	1			
Motor Controllers								
Locally Mounted	100%	202	25 \$	32,000	5	\$100		
Ground								
Grounding Devices								
Generic	100%	LII	FE	* *	5	\$200		
Lighting			_					
Interior Lighting								
Fluorescent	90%	202	22 \$1	02,400	10	\$8,900		
	Other Observation, Exter	0 00	eted : 100%					
	Location : Throughout	The Building						
	Explanation: Using T-	12 Lamps						
Incandescent	10%	202	22 \$	511,400	2			
Egress Lighting								
Emergency, Battery	50%	202	22	\$7,700	10	\$1,300		
Exit, Service	50%	202	22	\$800	1			
Exterior Lighting								
HID	100%	202	22 \$	42,900	10			

Mechanical		Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 13375

Mechanical		Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating							
Energy Source							
Natural Gas	100%		2047	* *	1		
		ervation, Extent : Moderate, A	Area Affe	ected : 100%			
		: Throughout	37. 4	C III W	a		
		tion : Nb: Under Contruction, Survey On January 04, 2008		ess. So I Keep The S	Same Inf	ormation From	
Conversion Equipment	Trevious	Survey on bundary or, 2000	By Siit.				
Steam Boiler	100%		2040	* *	1	\$10,600	
Distribution							
Hot Wtr Piping/Pump	30%		2043	* *	4	\$200	
	Other Obs	ervation, Extent : Light, Area	Affected	: 75%			
	Location	: Basement Boiler Room					
	Explanat	tion : Water Coil In Steam Bo	iler				
Central Plant Steam	70%		2047	* *	4	\$400	
Piping/Pmp							
Terminal Devices							
Convector/Radiator	100%		2032	* *	1	\$3,500	
Air Conditioning							
Energy Source	1000/		20.42	ماد ماد			
Electricity	100%		2043	* *	1		
Conversion Equipment	200/		2027	¢10.100		Φ1 000	
Reciprocating Compr/Chiller	20%		2027	\$18,100	1	\$1,000	
Exterior Pkg Unit -	70%		2035	* *	2	\$500	
Cooling	7070		2033		2	\$300	
Window/Wall Unit	10%		2022	\$2,200	1		
Terminal Devices	1070		2022	Ψ2,200			
Air Handler/Dir	20%		2027	\$23,800	1		
Expansion				+ - y			
No Component	80%						
Heat Rejection							
Dry Cooler	90%		2035	* *	2	\$6,700	
No Component	10%						
Ventilation							
Distribution	. بند د				. -		
Ductwork/Diffusers	100%		LIFE	* *	2-5	\$6,000	
Exhaust Fans	0001		2022	ala de	•	#200	
Interior	80%		2032	**	2	\$300	
Roof	20%		2027	\$3,500	2	\$100	
Plumbing H/C Water Pining							
H/C Water Piping Galvanized Steel	100%		2040	* *	1		
Water Heater	10070		2040		1		
Electric	100%		2026	\$9,400	4	\$100	
Sanitary Piping	100/0		2020	ψ2,π00		φ100	
Cast Iron	100%		LIFE	* *	1		
Cust Hon	100/0						

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 13375

Mechanical	Current Repair	Future	Replacement	M	aintenance	
System Component Type	% of Fail Date Estir Total (Years)	nated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing						
Storm Drain Piping						
Cast Iron	100%	LIFE	* *	1		
Sump Pump(s)						
Submersible	100%	2021	\$400	4	\$300	
Fixtures						
Generic	100%					
Vertical Transport						
Elevators						
Hydraulic	100%	LIFE	* *			
	Other Observation, Extent .	: Light, Area Affected :	100%			
	Location: Basement To 1	st Floor				
	Explanation: 1 Unit					

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Print Date: 12-Sep-2019 NEW YORK PUBLIC LIBRARY - FY 2020

Asset Name : WASHINGTON HEIGHTS BRANCH LIBRARY
Address : 1000 ST. NICHOLAS AVE. @W. 160 STREET

Borough : MANHATTAN Agency's Number : W02

Area Sq Ft : 17,497 Project Type : NEW YORK PUBLIC LIBRARY

Date of Survey : 04-Apr-2016 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,2,3

Block : 2109 Lot : 55 BIN : 1062551

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$284,400	\$198,400
Interior Architecture	\$36,400	\$94,200
Mechanical		\$364,000
Total	\$320,800	\$656,700
Importance Code A	\$284,400	\$198,400
Importance Code B	\$36,400	\$458,300
Total	\$320,800	\$656,700

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$39,000			
Interior Architecture	\$21,300	\$500	\$13,800	\$1,300
Electrical	\$300	\$1,100	\$300	\$300
Mechanical	\$3,400	\$8,000	\$5,500	\$5,200
Total	\$64,000	\$9,600	\$19,600	\$6,800
Importance Code A	\$39,900	\$1,100	\$900	\$900
Importance Code B	\$4,400	\$8,500	\$16,000	\$5,900
Importance Code C	\$19,700		\$2,800	
Total	\$64,000	\$9,600	\$19,600	\$6,800



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

NEW YORK PUBLIC LIBRARY - 035 WASHINGTON HEIGHTS BRANCH LIBRARY

Asset #: 13376

Architecture	Current	Repair	Future	Replacement	М	Maintenance		
System Component Type	% of Fail Dat Total (Years)	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior Exterior Walls Masonry: Brick	90% Now Jnt Mortar Miss/Er	\$284,400 od, Extent : Modera	LIFE te, Area A	* * ffected : 70%	5	\$44,600		
	Location : Throug Spalling, Extent : M		ted : 10%	-				
Masonry: Granite	5%		LIFE	* *	5	\$1,900		
Masonry: Limestone	5% Now Jnt Mortar Miss/Er Location : Throug	\$31,800 od, Extent : Modera shout	LIFE te, Area Ą	* * ffected : 25%	5	\$1,900		
Windows								
Aluminum	Location : Upper	Extent : Light, Area Floors dow Replacement S.			5	\$7,000		
Parapets		*						
Masonry: Brick	Location : Throug				5	\$2,100		
	Location : Slated Worn/Eroded, Exter	s, Extent : Light, Are For Completion In 2 nt : Moderate, Area r Face - Parapet Wa	2017 - Par Affected :	apet Entire				
Masonry: Limestone	15%		LIFE	* *	5	\$700		
Metal Security Bars	5%		2042	* *				
Stucco Cement	20% Now Vertical Cracks, Ex Location: Throug	\$900 tent : Light, Area Af thout	2032 Fected : 59	**	5	\$900		
Roof								
Modified Bitumen	Location : Roof E	Extent : Moderate, . ntire pairs In Progress - Si			10	\$10,700		
Skylight Motol/Gloss	5%	uirs in i rogress - Si	2057	* *	10	\$1,900		
Skylight, Metal/Glass Interior	370		2037		10	\$1,900		
Floors								
Carpet	3%		2023	\$10,600	3	\$1,200		
Cast in Place Concrete	20%		LIFE	* *	5	\$11,500		
Ceramic Tile	2%		2036	* *	5	\$500		
Vinyl Tile	40%		2027	\$94,200	3	\$5,200		
Wood	2%		2042	* *	5	\$1,000		
Under Construction	33% Other Observation, Location : 3rd Flo	Extent : Light, Area por	Affected	: 0%				
	Explanation : Cor	npletely Gutted						

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

NEW YORK PUBLIC LIBRARY - 035 WASHINGTON HEIGHTS BRANCH LIBRARY

Asset #: 13376

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nterior								
Interior Walls								
Folding Partition	5%			2043	* *	5	\$5,600	
Gypsum Board	10%			LIFE	* *	5	\$2,700	
Plaster	52%	0-2	\$19,700	LIFE	* *	5	\$7,000	
	Location Water Pen	: Basemen netration, E	ents, Extent : Seve at, Sub-basementt A extent : Moderate, A r And Basement, S	1nd Stair 4rea Affe	case ected : 10%	nt.		
Under Construction	Location	: 3rd Floo	extent : Light, Area r Entire d For Completion :		! : 0%			
Ceilings								
Plaster	Location Cracking/	issing Elem : Basemen Crumbling,	\$36,400 sents, Extent: Seve st, Sub-basement A Extent: Severe, A st, Sub-basement A	nd Stairc rea Affec	case cted : 50%	5	\$1,600	
Plaster	57%			LIFE	* *	5	\$9,300	
Under Construction	33% Other Obs Location	ervation, E 1: 3rd Floo	extent : Light, Area r Entire - Slated Fo pletely Gutted	Affectea			. ,	

Electrical	(Current Repair	Futur	e Replacement	М	aintenance	
System Component Type		Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts							
Service Equipment							
Molded Case Bkrs	100%		2047	* *	5	\$500	
Switchgear / Switchboard							
Molded Case Bkrs	100%		2057	* *	5	\$500	
Raceway							
Conduit	100%		2057	* *	1		
Panelboards							
Fused Disc Sw	10%		2052	* *	5		
Molded Case Bkrs	90%		2052	* *	5	\$400	
Wiring							
Thermoplastic	100%		2057	* *	1		
Motor Controllers							
Locally Mounted	100%		2047	* *	5	\$100	
Ground							
Grounding Devices							
Generic	100%		LIFE	* *	5	\$300	

Lighting

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

NEW YORK PUBLIC LIBRARY - 035 WASHINGTON HEIGHTS BRANCH LIBRARY

Asset #: 13376

Electrical	Current Re	epair F	Future	e Replacement	М	aintenance	
System Component Type	% of Fail Date 1 Total (Years)		Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting							
Interior Lighting							
Fluorescent	10%	20	037	* *	10	\$1,600	
	Compact Fluorescent I Location : Staircases	-	rate, A	Irea Affected : 100)%		
Fluorescent	90%	20	037	* *	10	\$14,400	
	Other Observation, Ex. Location : Throughor Explanation : T-8 La.	ut The Building	естеа	: 100%			
Egress Lighting							
Emergency, Battery	50%	20	037	* *	10	\$2,100	
Exit, LED	50%	20	067	* *	1		
Exterior Lighting							
HID	100%	20	037	* *	10	\$100	
Alarm							
Security System							
No Component	80%						
Generic	20%	20	037	* *	1	\$1,300	
Fire/Smoke Detection		_					
No Component	80%						
Generic, Digital	20%	20	037	* *	1-3	\$2,200	

Mechanical	Current Repair	Futur	Future Replacement Maintenance				
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Heating							
Energy Source							
Natural Gas	100%	2037	* *	1			
Conversion Equipment							
Hot Water Boiler	100%	2047	* *	1	\$8,700		
	Other Observation, Extent : Light, Are	ea Affected	: 100%				
	Location: Mechanical Room						
	Explanation: 2 Units						
Distribution							
Hot Wtr Piping/Pump	100%	2035	* *	4	\$900		
Terminal Devices							
Air Handler	50%	2027	\$121,900	1	\$5,400		
Convector/Radiator	50%	2032	* *	1	\$2,800		
Air Conditioning							
Energy Source							
Electricity	100%	2043	* *	1			
Conversion Equipment							
Reciprocating	80%	2027	\$117,700	1	\$6,500		
Compr/Chiller							
-	R-22 Refrigerant, Extent: Moderate, A	Area Affect	ted : 100%				
	Location: Mechanical Room						
No Component	20%						

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

NEW YORK PUBLIC LIBRARY - 035 WASHINGTON HEIGHTS BRANCH LIBRARY

Asset #: 13376

Mechanical		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Terminal Devices								
Air Handler/Cool/Ht	80%			2027	\$124,400	1	\$8,700	
No Component	20%							
Heat Rejection								
Dry Cooler	80%			2032	* *	2	\$9,800	
No Component	20%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$9,800	
Exhaust Fans								
Interior	100%			2035	* *	2	\$500	
Plumbing								
H/C Water Piping								
Brass/Copper	20%			2037	* *	1		
Galvanized Steel	80%			2032	* *	1		
Water Heater								
Gas Fired	100%			2025	\$10,600	2	\$300	
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2022	\$2,600	4	\$600	
Sewage Ejector(s)								
Electric	100%			2027	\$5,000	4	\$700	
Fixtures					•			
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
•	Other Obs	ervation, E.	xtent : Light, Area	Affected	! : 100%			
			-		; 1 Unit From 1st	To 2nd F	Floor	
	Explana	tion : 2 Uni	ts					

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Print Date: 12-Sep-2019 NEW YORK PUBLIC LIBRARY - FY 2020

Asset Name : WEBSTER BRANCH LIBRARY
Address : 1465 YORK AVE. @ EAST 78TH ST.

Borough : MANHATTAN Agency's Number : W03

Area Sq Ft : 11,801 Project Type : NEW YORK PUBLIC LIBRARY

Date of Survey : 31-May-2017 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,2,3,4

Block : 1472 Lot : 28 BIN : 1045991

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$450,200	
Interior Architecture	\$72,900	
Electrical		\$254,300
Mechanical	\$160,900	\$62,600
Total	\$684,000	\$316,900
Importance Code A	\$450,200	
Importance Code B	\$197,000	\$316,900
Importance Code C	\$36,900	
Total	\$684,000	\$316,900

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$85,600			
Interior Architecture	\$25,300		\$300	
Electrical	\$11,200	\$1,200	\$1,100	\$1,000
Mechanical	\$1,600	\$1,500	\$2,100	\$1,500
Site Enclosure	\$3,200			
Site Pavements	\$2,900			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$133,800	\$6,600	\$7,400	\$6,400
Importance Code A	\$86,100	\$600	\$600	\$600
Importance Code B	\$37,400	\$6,000	\$6,800	\$5,800
Importance Code C	\$10,300			
Total	\$133,800	\$6,600	\$7,400	\$6,400



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 13377

rchitecture	Current	Repair	Futur	e Replacement	M	aintenance	
stem Component Type	% of Fail Dat Total (Years)	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
terior							
Exterior Walls							
Masonry: Brick	65% Now	\$165,000	LIFE	**	5	\$25,800	
	Diagonal Cracks, E				4 W	11-	
		Ind South Facades -			apei wai	US	
	Misaligned/Bulging	, Extent : Severe, Ar Ind South Facades -			anat Wai	ll _c	
Manager Consider	-			**	_		
Masonry: Granite	5% Now <i>Jnt Mortar Miss/Ero</i>	\$25,400	LIFE		5	\$1,500	
		y Stair Landing Ana					
Maganny Limestone	25%	y Stati Landing Tha	LIFE	* *		\$7.500	
Masonry: Limestone Metal Panel	5% 0-2	\$1,500	2038	* *	5 5	\$7,500 \$3,700	
Metal I allei	Deformed/Dented, I			cted · 10%	3	\$5,700	
	Location: Pentho			. 10,0			
Windows							
Wood	100% 0-2	\$232,600	2053	* *	5	\$29,200	1
	Broken/Missing Ele			Affected : 80%		. ,	
	Location: 4th Flo	or Apartment					
	Hardware Missing,	Extent : Moderate, .	Area Affe	ected : 80%			
	Location : Throug						
	Thermally Inefficier		e, Area A	ffected : 75%			
	Location: Lexan	-					
		ng, Extent : Modera	te, Area	Affected: 80%			
	Location: Throug		Santad . 2	50/			
		ıt : Severe, Area Aff ive Metal Grilles - I					
Parapets	Locuiton . 1 rotect	ive Metat Offices - 1	teur Tuci	uue			
Cast Stone/Terra Cotta	5%		LIFE	* *	5	\$700	
Masonry: Brick	75% Now	\$32,100	LIFE	* *	5	\$1,300	1
,	Horizontal Cracks,	· ·		d : 20%		, y	
	Location : Interior	Parapet Walls On	Roof Abo	ove Penthouse			
	Misaligned/Bulging						
	Location: Interior	Parapet Walls On	Roof Abo	ove Penthouse			
Masonry: Limestone	10%		LIFE	* *	5	\$200	
Slate	10% Now	\$21,000	LIFE	* *	5	\$200	
		ıt : Severe, Area Aff		5%			
-	Location : Coping	Stones On Parapet	Walls				
Roof	0.70/		005=	**	_		
Roll Roofing	95% 2-4	\$5,600	2027	\$27,900	5	\$5,300	
	Cracking/Crumbling	, ,	ea Affect	ea : 10%			
01 11 1 25 1101	Location : Throug		20.50	ale de			
Skylight, Metal/Glass	5% Now	\$52,600	2058	**			
	Cracking/Crumbling	-	rea Affec	пеа : 100%			
erior	Location : Skyligh	ı Entire					

Interior

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 13377

Architecture		Current I	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nterior								
Floors								
Cast in Place Concrete	15%			LIFE	* *	5	\$4,500	
Mosaic Tile	2%			2033	* *	5	\$700	
Marble Panels	3%			LIFE	* *	5	\$300	
Terrazzo	5%			LIFE	* *	5	\$500	
Wood	75%	4+	\$36,000	2043	* *	5	\$9,700	
			Extent : Moderate, 2nd Floor Reading		fected : 20%			
Interior Walls								
Ceramic Tile	5%			2031	* *	5	\$1,400	
Concrete Masonry Unit	5%			LIFE	* *	5	\$600	
Masonry: Brick	5%	4+	\$6,000	LIFE	* *			
		etration, E : Basemer	xtent : Light, Area nt Walls	Affected	: 5%			
Plaster	15%	Now	\$36,900	LIFE	* *	5	\$1,300	
	Punct/Tea	r/Impact D	amage, Extent : Se r Custodial Apartm	vere, Are	ea Affected : 80%		¥ ,,= : :	
Plaster	70%			LIFE	* *	5	\$6,100	
Ceilings							· · · · · · · · · · · · · · · · · · ·	
Masonry:Vault Struct	10%	Now	\$10,300	LIFE	* *			
			xtent : Severe, Areo Area In Basement -			r Landin	g	
Plaster	90%	0-2	\$8,300	LIFE	* *	5	\$7,500	
	Cracking/		Extent : Light, Are	ea Affect	ed : 10%	-	41,500	
Site Enclosure								
Fence/Gates								
Aluminum Picket	40%			2038	* *			
Iron Picket	60%	4+	\$600	2048	* *			
		/Rusting, E : Front Go	xtent : Light, Area ate	Affected	: 25%			
Retaining Walls								
Masonry: Brick		Now	\$2,600	2038	* *			
		Extent : Lig : Rear Yar	ht, Area Affected : rd	15%				
			xtent : Severe, Ared Iain Entry Stair	a Affecte	d: 10%			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2041	* *			
On-Site Walkways								
Cast in Place Concrete	50%			2041	* *			
Masonry: Granite	50%		\$2,900	LIFE	* *			
			ed, Extent : Severe,					
	Location	: Water So	aturation In Stone I	Evident A	1t Entry Platform			

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

NEW YORK PUBLIC LIBRARY - 035 WEBSTER BRANCH LIBRARY

Asset #: 13377

Architecture	Cur	rent Repair	Futur	e Replacement	Maintenance	
System Component Type		Date Estimated Cost ears)	Year FY	Estimated Cost	Cycle Estimated Cost (Yrs)	Priority
Site Pavements						
Activity Yard						
Cast in Place Concrete	100%		2033	* *		

Electrical	Current Repair	Future Replacement	Maintenance		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts					
Service Equipment					
Fused Disc Sw	100%	2038 **	5	\$100	
	Other Observation, Extent : Moderate, Location : Electrical Room	Area Affectea : 100%			
	Explanation: Main Service Disconne	ct Switch Rated 4t 1200 An	inoros		
Switchgear / Switchboard	Explanation : Main Service Discome	et Switch Ratea IIt 1200 III	iperes.		
Fused Disc Sw	100%	2038 **	5	\$100	
	Other Observation, Extent: Moderate,	Area Affected : 100%			
	Location : Electrical Room				
	Explanation: 1- Vertical Section				
Raceway					
Conduit	100%	2038 **	1		
Panelboards	50/	2026	_		
Fused Disc Sw	5%	2036 **	5	Ф200	
Molded Case Bkrs	95%	2036 **	5	\$300	
Wiring	100%	2038 **	1		
Thermoplastic Motor Controllers	100%	2038	1		
Locally Mounted	100%	2033 **	5	\$100	
Ground	10070	2033		ψ100	
Grounding Devices					
Generic	100% 0-2 \$10,100	LIFE **	5	\$200	
	Other Observation, Extent: Moderate,	Area Affected : 100%			
	Location: Water Main				
	Explanation: Corroded				
Lighting					
Interior Lighting					
Fluorescent	93%	2028 \$116,200	10	\$10,100	
	T-5 Lamps And Fixtures, Extent: Mode	erate, Area Affected : 100%			
	Location: Reading Areas				
Fluorescent	5%	2028 \$6,300	10	\$500	
	T-8 Lamps And Fixtures, Extent : Mode Location : Hallways And Toilets	erate, Area Affected : 100%			
Fluorescent	2%	2028 \$2,500	10	\$200	
	T-12 Lamps And Fixtures, Extent : Mod Location : Basement	derate, Area Affected : 1009	6		
Egress Lighting					
Emergency, Battery	50%	2028 \$8,400	10	\$1,400	
Exit, Service	50%	2028 \$900	1		

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Electrical	Current Repair	Future I	Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year E FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting						
Exterior Lighting						
HID	20%	2028	\$9,400	10		
No Component	80%					
Alarm						
Security System						
No Component	30%					
Generic	70%	2036	* *	1	\$3,100	
	Other Observation, Extent : Light, Are	a Affected :	100%			
	Location: Reading Areas, Hallways	And Outside	?			
	Explanation : CCTV Surveillance Ca	ımeras				
Fire/Smoke Detection						
Generic, Digital	100%	2028	\$129,300	1-3	\$7,300	
_	Other Observation, Extent: Moderate,	Area Affecto	ed : 100%			
	Location: Throughout The Building					
	Explanation : Strobe Lights, Alarm B	Bells, Manua	l Pull Stations, S	Smoke De	etectors And Horns	

Mechanical	Current Repair	Future	Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated Control (Years)	ost Year I FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating						
Energy Source						
Natural Gas	100%	2038	* *	1		
Conversion Equipment						
Hot Water Boiler	100%	2033	* *	1	\$5,800	
	Other Observation, Extent : Light, A	Area Affected :	100%			
	Location: Basement Boiler Room					
	Explanation: 1 Unit					
Distribution						
Hot Wtr Piping/Pump	100%	2027	\$18,200	4	\$600	
Terminal Devices						
Convector/Radiator	100%	2026	\$62,600	1	\$3,800	
Air Conditioning						
Energy Source						
Electricity	100%	2036	* *	1		

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

NEW YORK PUBLIC LIBRARY - 035 WEBSTER BRANCH LIBRARY

Mechanical		Current Repair	Futu	re Replacement	M	aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning Conversion Equipment Int Pkg Unit -	50%		2022	\$124,300	2	\$400	
Heating/Cooling		gerant, Extent : Light, Area A : 3 Units, 4th Floor	lffected :				
Ext Pkg Unit - Heating/Cooling	25%	. 5 Onus, 4m Pioor	2023	\$36,600	2	\$200	
5 5		gerant, Extent : Light, Area A : 1 Unit, 2nd Floor Roof	lffected :	25%			
Split Unit		gerant, Extent : Light, Area A : 2 Units, 2nd Floor Roof	2028 Iffected :	\$25,000 10%			
No Component	15%						
Terminal Devices							
Fan Coil - 2 Pipe	10%		2028	\$18,900	1	\$400	
No Component	90%						
Heat Rejection							
Air Cooled Condenser	10%		2028	\$2,000	2	\$800	
Unit							
No Component	90%						
Ventilation							
Distribution Ductwork/Diffusers	75%		LIFE	* *	2.5	\$4,000	
No Component	25%		LIFE		2-5	\$4,900	
Exhaust Fans	2370						
Interior	75%		2028	\$31,200	2	\$300	
Roof	10%		2028	\$1,900	2	\$300	
No Component	15%		2020	\$1,700	2		
Plumbing	1370						
H/C Water Piping							
Brass/Copper	100%		2038	* *	1		
Water Heater							
Gas Fired	100%		2026	\$7,100	2	\$200	
Sanitary Piping						•	
Cast Iron	100%		LIFE	* *	1		
Storm Drain Piping							
Cast Iron	100%		LIFE	* *	1		
Sump Pump(s)							
Submersible	100%		2021	\$400	4	\$400	
Fixtures							
Generic	100%						
Vertical Transport							
Elevators				di di			
Hydraulic		ervation, Extent : Light, Area : Basement To 3rd Floor	LIFE Affected	* * ! : 100%			
	Explanat	ion : 1 Unit					

Note: All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

NEW YORK PUBLIC LIBRARY - 035 WEBSTER BRANCH LIBRARY

Mechanical	Current Repair	Future Replacement	Maintenance	
System Component Type	% of Fail Date Estimated Cos Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority
Fire Suppression Sprinkler				
No Component	70%			
Generic	30%	2054 **	1-2 \$1,000	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Print Date: 12-Sep-2019 NEW YORK PUBLIC LIBRARY - FY 2020

Asset Name : WEST FARMS BRANCH LIBRARY

Address : 2085 HONEYWELL AVE. NEAR E. 180 ST.

Borough : BRONX Agency's Number : W04

Area Sq Ft : 17,264 Project Type : NEW YORK PUBLIC LIBRARY

Date of Survey : 14-Apr-2016 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,2

Block : 3123 Lot : 61 BIN : 2013151

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$249,500	
Electrical	\$128,000	
Mechanical		\$620,000
Total	\$377,500	\$620,000
Importance Code A	\$249,500	
Importance Code B	\$128,000	\$620,000
Total	\$377,500	\$620,000

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$24,200			\$3,000
Interior Architecture	\$44,700		\$8,400	\$500
Electrical	\$8,800	\$12,600	\$1,700	\$1,400
Mechanical	\$7,500	\$10,700	\$7,400	\$3,600
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$89,100	\$27,200	\$21,400	\$12,400
Importance Code A	\$25,100	\$900	\$900	\$3,900
Importance Code B	\$62,000	\$26,300	\$20,600	\$8,500
Importance Code C	\$2,000			
Total	\$89,100	\$27,200	\$21,400	\$12,400



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 13378

Architecture		Current F	Repair	Futur	e Replacement	M	Maintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls						_	*	
Concrete Masonry Unit	5%	2.4	Ø40.000	LIFE	* *	5	\$1,100	
Masonry: Brick	Location Worn/Eroc	: Through	: Moderate, Area			5	\$25,600	
Pre-Cast Concrete	Location Other Obs Location	: Various	Extent : Light, Area des		-	5	\$22,200	
Windows								
Aluminum	Location	: Through	Extent : Light, Area out ective Metal Grilles		**!: 100%	5	\$6,000	
Parapets	<i>p</i>							
Masonry: Brick	80%			LIFE	* *	5	\$2,700	
Pre-Cast Concrete	15%			LIFE	* *	5	\$3,200	
Pre-Cast Concrete		2-4 Deteriorate : Coping S	\$300 ed, Extent : Light, A Stone	LIFE Irea Affe	* * cted : 15%	5	\$1,100	
Roof								
Built-Up (BUR)	Alligatorin Location Blisters, E Location Ridging, E Location Split/Crac	: Through xtent : Moo : Through xtent : Moo : Through	derate, Area Affect out derate, Area Affect out t : Moderate, Area	ed : 30% ed : 25%	á			
Floors								
Carpet	65%			2026	\$226,800	3	\$25,200	
Cast in Place Concrete	15% Water Pen	etration, E	\$8,500 Extent : Moderate, A Rooms - From Gro	LIFE Area Affe	* * ected : 15%	5	\$8,500	
Terrazzo			\$12,700 : Moderate, Area ance Corridor And			5	\$1,000	
	Location	. Mumici	unce Corridor And	181 1100	or and a second			

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 13378

Architecture		Current Re	pair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date E (Years)	stimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Gypsum Board	80%			LIFE	* *	5	\$1,900	
Plaster	20%	Now	\$2,000	LIFE	* *	5	\$200	
	Water Per	netration, Exte	ent : Severe, Are	a Affecte	d : 15%			
	Location	ı : Basement V	Walls Along Lot	Line (No	rth Facade) And B	oiler Ro	om	
	Worn/Ero	ded, Extent : I	Moderate, Area	Affected	: 15%			
	Location	i : Various Lo	cations In Basen	nent				
Ceilings								
AcousTile, Adhered	30%	Now	\$3,400	2032	* *	5	\$3,400	
,	Broken/M	issing Elemen	ts. Extent : Mod	erate. Ar	ea Affected : 15%		4-,	
		a: 2nd Floor	•	,	33			
AcousTileSusp.Lay-In	45%	0-2	\$17,600	2032	* *	5	\$5,100	
ricous riiesusp.Euy iii	_		xtent : Moderate		ffected · 15%	5	ψ5,100	
	_	ı : Throughou		, 111 00 11	yeerea : 1570			
	Misaligned/Bulging, Extent : Moderate, Area Affected : 25%							
		n : 1st Floor A		33				
Gypsum Board	25%			LIFE	* *	5	\$7,100	

Electrical		Current Repair		Futur	e Replacement	M	aintenance	
System Component Type	% of 1 Total	Fail Date Estimat (Years)	ed Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2037	* *	5	\$100	
		rvation, Extent : M Electrical Room	oderate, Ar	ea Affe	ected : 100%			
	Explanation	on : Main Service I	Disconnect	Switch	Rated At 600 Amp	eres.		
Switchgear / Switchboard								
Fused Disc Sw	100%			2037	* *	5	\$100	
Raceway								
Conduit	50%			2037	* *	1		
Conduit	50%			2027	\$16,600	1		
Panelboards								
Molded Case Bkrs	70%			2035	* *	5	\$300	
Molded Case Bkrs	30%			2026	\$4,700	5	\$100	
Wiring								
Braided Cloth	25%	2-4	\$7,300	2052	* *	1		
		lged, Extent : Mod Throughout	erate, Area	Affecte	ed : 100%			
Thermoplastic	75%			2037	* *	1		
Motor Controllers								
Locally Mounted	100%			2032	* *	5	\$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	\$300	

Lighting

Note: All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 13378

Electrical		Current I	Repair	Futur	re Replacement	M	Maintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Interior Lighting								
Fluorescent	70%			2022	\$128,000	10	\$11,100	
	•		ures, Extent : Mod out The Building	erate, Ar	ea Affected : 100%	6		
Fluorescent	10%			2035	* *	10	\$1,600	
	•	Fluorescent 1 : Reading	t Light, Extent : Mo Areas	oderate, .	Area Affected : 100	0%		
Fluorescent	20%			2035	* *	10	\$3,200	
	T-8 Lamp	s And Fixtu	res, Extent : Mode	rate, Are	a Affected : 100%			
	Location	: Basemen	nt					
Egress Lighting								
Emergency, Battery	50%			2035	* *	10	\$2,100	
Exit, Service	50%			2035	* *	1		
Exterior Lighting								
HID	20%			2027	\$13,800	10		
No Component	80%							
larm								
Security System								
No Component	40%							
Generic	60%			2035	* *	1	\$3,900	
			Extent : Moderate, A Areas And Outside		ected : 100%			
	Explana	tion : CCT	V Surveillance Can	iera Sysi	tem			
Fire/Smoke Detection								
Generic, Digital	100%			2035	* *	1-3	\$10,600	
			Extent : Moderate, 2	Area Affe	ected : 100%			
		_	out The Building					
	Explana	tion : Strob	e Lights, Manual F	Pull Stati	ons, Alarm Bells, S	Smoke De	etectors, Horns	

lechanical	Current Rep	oair	Futur	e Replacement	M	aintenance	
ystem Component Type	% of Fail Date E Total (Years)	stimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
eating							
Energy Source							
Natural Gas	100%		2037	* *	1		
Conversion Equipment							
Hot Water Boiler	100%		2032	* *	1	\$8,500	
	Other Observation, Exte	ent : Light, Area	Affected	: 100%			
	Location : Basement E	Boiler Room					
	Explanation: 1 Unit						
Distribution							
Hot Wtr Piping/Pump	100% Now	\$1,300	2035	* *	4	\$900	
	Corroded, Extent: Moderate, Area Affected: 10%						
	Location : Boiler Room						
	Not in Service, Extent : Severe, Area Affected : 5%						
	Location : Temperature Control System						

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 13378

Mechanical	cal Current Repair Future Repla		Replacement	M	aintenance		
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating							
Terminal Devices							
Air Handler	60%		2027	\$144,300	1	\$6,400	
Convector/Radiator	40%		2032	* *	1	\$2,200	
Air Conditioning							
Energy Source							
Electricity	100%		2035	* *	1		
Conversion Equipment Reciprocating Compr/Chiller	100%		2027	\$145,200	1	\$8,000	
comp. como		gerant, Extent : Light, Area A : 5 Units. Backyard	ffected : 1	00%			
Terminal Devices							
Air Handler/Cool/Ht	100%		2027	\$191,800	1	\$10,700	
Heat Rejection							
Dry Cooler	100%		2027	\$93,000	2	\$12,000	
Ventilation							
Distribution							
Ductwork/Diffusers	100%		LIFE	* *	2-5	\$9,600	
Exhaust Fans							
Interior	75%		2027	\$45,600	2	\$400	
Roof	25%		2022	\$7,100	2	\$100	
Plumbing							
H/C Water Piping							
Brass/Copper	100%		2037	* *	1		
Water Heater							
Electric	100%		2025	\$15,100	4	\$200	
Sanitary Piping							
Cast Iron	100%		LIFE	* *	1		
Storm Drain Piping							
Cast Iron	100%		LIFE	* *	1		
Fixtures							
Generic	100%						
Vertical Transport							
Elevators							
Hydraulic	Location	ervation, Extent : Light, Area : Basement To 2nd Floor ion : 1 Unit	LIFE Affected :	**			

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Print Date: 12-Sep-2019 NEW YORK PUBLIC LIBRARY - FY 2020

Asset Name : WEST NEW BRIGHTON BRANCH LIBRARY
Address : 976 CASTLETON AVE. @NORTH BURGHER AVE.

Borough : STATEN ISLAND Agency's Number : W05
Program / Asset # : NPL0W05.000 / 13379 Yr Built/Renovated : 1932 /

Area Sq Ft : 6,645 Project Type : NEW YORK PUBLIC LIBRARY

Date of Survey : 09-May-2016 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1

Block : 178 Lot : 115 BIN : 5004936

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Electrical	\$82,800	\$7,000
Mechanical	\$35,800	
Total	\$118,600	\$7,000
Importance Code B	\$118,600	\$7,000
Total	\$118,600	\$7,000

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$14,400		\$1,100	
Interior Architecture	\$1,200		\$2,600	
Electrical	\$7,500	\$39,400	\$600	\$500
Mechanical	\$1,200	\$2,100	\$2,000	\$2,100
Site Enclosure	\$1,500			
Site Pavements	\$1,000			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$30,700	\$45,500	\$10,200	\$6,600
Importance Code A	\$14,800	\$300	\$1,400	\$300
Importance Code B	\$12,300	\$45,100	\$8,800	\$6,300
Importance Code C	\$3,600			
Total	\$30,700	\$45,500	\$10,200	\$6,600



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

NEW YORK PUBLIC LIBRARY - 035 WEST NEW BRIGHTON BRANCH LIBRARY

Asset #: 13379

Architecture	Curi	ent Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Fail Total (Yes	Date Estimated Cost ars)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior							
Exterior Walls	050/ 41	¢14.400	LIEE	* *	_	¢22 (00	
Masonry: Brick	95% 4+ <i>Jnt Mortar Miss Location : Thr</i>	/Erod, Extent : Moderat	LIFE e, Area A		5	\$22,600	
Masonry: Limestone	5%		LIFE	* *	5	\$900	
Windows							
Aluminum	100%		2043	* *	5	\$2,200	
Parapets							
Masonry: Limestone	25%		LIFE	* *	5		
No Component	75%						
Roof	85%		2040	* *	10	\$2,000	
Asphalt Shingle		Evident, Extent : Light,			10	\$2,000	
	Location: Thr	_	111 ca 11jj	. 10070			
Modified Bitumen	15%		2035	* *	10	\$2,100	
	Recent Replace	Evident, Extent : Light,		ected : 100%		. ,	
	Location : Alo	ng Edge Of Roof					
Interior							
Floors							
Carpet	45%		2026	\$54,300	3	\$6,000	
Cast in Place Concrete	5%		LIFE	* *	5	\$1,000	
Vinyl Tile	50%		2032	* *	3	\$1,700	
Interior Walls Plaster	70% No Cracking/Crumb Location : Bas	bling, Extent : Moderate	LIFE , Area Aj	** ffected : 1%	5	\$2,200	
	Water Penetrati	on, Extent : Moderate, A	lrea Affe	cted: 1%			
	Location: Bas	ement					
Wood	30%		LIFE	* *	5	\$12,400	
Ceilings							
AcousTileSusp.Lay-In	25%		2040	* *	5	\$2,300	
Plaster	75%		LIFE	* *	5	\$4,300	
Site Enclosure							
Fence/Gates	1000/ NI-	¢1.500	2027	* *			
Chain Link	_	w \$1,500 Elements, Extent : Ligh acent To Driveway	2037 t, Area Ą				
Retaining Walls							
Cast in Place Concrete	100%		2047	* *			
Site Pavements							
On-Site Walkways	1000/	#1 000	2022	* *			
Cast in Place Concrete	100% 4+	* /	2032				
		Elements, Extent : Ligh r Of Building By Cellar		<i>ујестеа : 10%</i>			

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

NEW YORK PUBLIC LIBRARY - 035 WEST NEW BRIGHTON BRANCH LIBRARY

Asset #: 13379

Electrical	Current Repair		Futur	re Replacement	Maintenance		
System Component Type	% of Fail D Total (Year	ate Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts Service Equipment Fused Disc Sw	Location : Elect				5		
<u></u>	Explanation : O	ne 600 Amperes Main	Disconn	ect Switch			
Raceway Conduit	90%		2027	¢20.000	1		
Conduit	10%		2027	\$29,800 * *	1 1		
Panelboards	1070		2037		1		
Molded Case Bkrs Molded Case Bkrs	50% 50%		2026 2043	\$7,900 * *	5 5	\$100 \$100	
Wiring						·	
Braided Cloth	10% 2-4 Insulation Aged, I Location : Thro	\$2,900 Extent : Moderate, Are ughout	2052 ea Affecte	* * ed : 100%	1		
Thermoplastic	10%		2037	* *	1		
Thermoplastic	80%		2027	\$23,500	1		
Ground Grounding Devices							
Generic	100%		LIFE	* *	5	\$100	
Lighting Interior Lighting							
Fluorescent	10%		2027	\$7,000	10	\$600	
Fluorescent	40%		2022	\$28,200	10	\$2,400	
	Other Observation Location: Throu	n, Extent : Light, Area ughout	Affected	l : 100%			
		sing T8 And T12 Lam	DS .				
HID	5%		2022	\$2,400	10		
Incandescent	45%		2022	\$31,700	2	\$100	
Egress Lighting	500/		2022	¢1 700	1		
Emergency, Service Exit, Service	50% 50%		2022 2022	\$1,700 \$500	1 1		
Exterior Lighting	5070		2022	\$300	1		
HID	50%		2032	* *	10		
	Other Observation Location: Front	n, Extent : Light, Area t Walkway ole Mounted Hid Ligh	Affected	l : 100%	10		
HID	50% Now		2037	* *			
	Damaged Fixture. Location : Faca	s, Extent : Severe, Are de	a Affecte	ed : 100%			
Alarm							
Security System Generic	100%		2032	* *	1	\$2,500	
Fire/Smoke Detection							
No Component	25%						
Generic, Digital	75%		2022	\$54,600	1-3	\$3,100	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

NEW YORK PUBLIC LIBRARY - 035 WEST NEW BRIGHTON BRANCH LIBRARY

Asset #: 13379

System Component		Fail Date Estimated Cost	Voor	Estimated Cost	~ .		
	Total		i eai	Estimated Cost	Cycle	Estimated Cost	Priority
Type	1 otal	(Years)	FY		(Yrs)		
Type							
Heating Same							
Energy Source Natural Gas	100%		2047	* *	1		
	100%		2047		1		
Conversion Equipment Hot Water Boiler	100%		2032	* *	1	\$3,300	
Distribution	10070		2032		1	\$3,300	
Hot Wtr Piping/Pump	100%		2043	* *	4	\$300	
Terminal Devices	10070		2043			\$300	
Air Handler	20%		2032	* *	1	\$800	
Fan Coil Unit/Heat	80%		2032	* *	1	\$1,700	
Air Conditioning	00/0		2032	•	1	φ1,/00	
Energy Source							
Electricity	100%		2043	* *	1		
Conversion Equipment	10070		2013		-		
Reciprocating	100%		2032	* *	1	\$3,100	
Compr/Chiller	10070		2032		•	ψ3,100	
Distribution							
CW & CHW Wtr	100%		2047	* *	4	\$300	
Pipe/Pump						4-00	
Terminal Devices							
Air Handler/Cool/Ht	20%		2032	* *	1	\$800	
Fan Coil - 4 Pipe	80%		2032	* *	1	\$1,700	
Heat Rejection						•	
Dry Cooler	100%		2022	\$35,800	2	\$4,600	
Ventilation							
Distribution							
Ductwork/Diffusers	100%		LIFE	* *	2-5	\$3,700	
Exhaust Fans							
Interior	100%		2032	* *	2	\$200	
Plumbing							
H/C Water Piping							
Brass/Copper	50%		2047	* *	1		
Galvanized Steel	50%		2032	* *	1		
Water Heater							
Gas Fired	100%		2025	\$4,000	2	\$100	
		rvation, Extent : Light, Ared	a Affected	! : 100%			
		: Basement					
	Explanati	on : 30 Gallons					
Sanitary Piping							
Cast Iron	100%		LIFE	* *	1		
Storm Drain Piping							
Cast Iron	100%		LIFE	* *	1		
Fixtures							
Generic Vertical Transport	100%						

Vertical Transport

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

NEW YORK PUBLIC LIBRARY - 035 WEST NEW BRIGHTON BRANCH LIBRARY

Asset #: 13379

Mechanical	Current Repair	Future Replacement	Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority

Vertical Transport

Elevators

Hydraulic 100% LIFE **

Other Observation, Extent: Light, Area Affected: 100%

Location: Basement To 2nd Floor

Explanation: 1 Unit

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

NEW YORK PUBLIC LIBRARY - FY 2020 Print Date: 12-Sep-2019

Asset Name : WESTCHESTER SQUARE BRANCH LIBRARY Address : 2521 GLEBE AVENUE NEAR OVERING ST.

Borough : BRONX Agency's Number : W06

Program / Asset # : NPL0W06.000 / 13380 Yr Built/Renovated : 1955 / 2006

Area Sq Ft : 13,026 **Project Type** : NEW YORK PUBLIC LIBRARY

Date of Survey Landmark Status : NONE : 05-Apr-2016

Areas Surveyed : Basement, Roof, Floors 1,2

Block : 3986 Lot BIN : 2041911

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$191,500	\$165,400
Interior Architecture	\$42,300	\$140,900
Electrical	\$176,200	
Total	\$410,000	\$306,400
Importance Code A	\$191,500	\$165,400
Importance Code B	\$218,500	\$140,900
Total	\$410,000	\$306,400

Total	\$98,900	\$38,200	\$4,500	\$3,600
Importance Code C				
Importance Code B	\$25,800	\$37,400	\$3,900	\$2,900
Importance Code A	\$73,100	\$800	\$600	\$600
Total	\$98,900	\$38,200	\$4,500	\$3,600
Mechanical	\$3,100	\$1,500	\$4,400	\$1,500
Electrical	\$14,900	\$36,700	\$100	\$100
Interior Architecture	\$8,400			\$2,000
Exterior Architecture	\$72,500			
EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
	- V - 000 (=\/ 0000	=>/ 0000	



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

NEW YORK PUBLIC LIBRARY - 035 WESTCHESTER SQUARE BRANCH LIBRARY

Asset #: 13380

Total (Years) FY	Architecture	Current Repair	Futur	e Replacement	М	aintenance	
Cast in Place Concrete				Estimated Cost		Estimated Cost	Priority
Cast in Place Concrete 3%	Exterior						
Masonry: Brick 87% 2.4 \$58,800 LIFE ** 5 \$18,400							
Spalling, Extent: Light, Area Affected: 15% Location: Various Locations, All Facades Vertical Cracks, Extent: Light, Area Affected: 15% Location: Throughout Masonry: Limestone Masonry: Limestone To Now Sel, 100 LIFE ** 5 \$800 Jnt Mortar Miss/Erod, Extent: Moderate, Area Affected: 20% Location: At Window Openings Granite Panels To Now Sel, 1900 LIFE ** 5 \$800 Jnt Mortar Miss/Erod, Extent: Moderate, Area Affected: 15% Location: At Main Entrance Staining/Discoloring, Extent: Moderate, Area Affected: 20% Location: Various Locations Throughout Windows Aluminum 100% Now Sel, 2002 ** 5 \$1,500 Deteriorated Finish, Extent: Moderate, Area Affected: 45% Location: Throughout Loose/Miss Fasteners, Extent: Moderate, Area Affected: 30% Location: Throughout Caulking Deteriorated, Extent: Moderate, Area Affected: 20% Location: Throughout Worn/Eroded, Extent: Moderate, Area Affected: 45% Location: Throughout Parapets Masonry: Brick Masonry: Brick Moderate, Affected: 15% Location: Throughout Vertical Cracks, Extent: Moderate, Area Affected: 30% Location: Throughout Vertical Cracks, Extent: Moderate, Area Affected: 30% Location: Various Locations Masonry: Limestone To Now Sel, 800 LIFE ** 5 \$1,400 Sel, Now Sel, 800 LIFE ** 5 \$1,600 Jnt Mortar Miss/Erod, Extent: Moderate, Area Affected: 15% Location: Various Locations Masonry: Limestone To Now Sel, 800 LIFE ** 5 \$200 Caulking Deteriorated, Extent: Light, Area Affected: 20% Location: Coping Siones Vegetation Growth, Extent: Moderate, Area Affected: 20%				**		· ·	
Location : Various Locations, All Facades Vertical Cracks, Extent : Light, Area Affected : 15% Location : Throughout	Masonry: Brick			* *	5	\$18,400	
Masonry: Limestone							
Masonry: Limestone 5% Now \$6,100 LIFE ** 5 \$800				15%			
Masonry: Limestone			ідні, Агей Ајјесіей . 1	1570			
Granite Panels Granite Panels S% Now \$11,900 LIFE ** 5 \$800 Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 15% Location : At Main Entrance Staining/Discoloring, Extent : Moderate, Area Affected : 20% Location : Various Locations Throughout Windows Aluminum 100% Now \$132,700 2052 ** 5 \$1,500 Deteriorated Finish, Extent : Moderate, Area Affected : 45% Location : Throughout Loose/Miss Fasteners, Extent : Moderate, Area Affected : 30% Location : Throughout Caulking Deteriorated, Extent : Moderate, Area Affected : 20% Location : Throughout Worn/Eroded, Extent : Moderate, Area Affected : 45% Location : Throughout Parapets Masonry: Brick Masonry: Brick Masonry: Brick Masonry: Brick Masonry: Brick S0% Now \$19,600 LIFE ** 5 \$1,400 Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 30% Location : Various Locations Masonry: Limestone Masonry: Limestone Masonry: Limestone S% Now \$1,800 LIFE ** 5 \$200 Caulking Deteriorated, Extent : Light, Area Affected : 15% Location : Various Locations Vertical Cracks, Extent : Light, Area Affected : 15% Location : Coping Stones Vegetation Growth, Extent : Moderate, Area Affected : 20%	Masonry: Limestone		\$6.100 LIFE	* *	5	0082	
Granite Panels S	wasomy. Enthestone			Affected : 20%	3	\$600	
Syk Now				-5,5			
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 15% Location : At Main Entrance Staining/Discoloring, Extent : Moderate, Area Affected : 20% Location : Various Locations Throughout Windows Aluminum 100% Now \$132,700 2052 ** 5 \$1,500 Deteriorated Finish, Extent : Moderate, Area Affected : 45% Location : Throughout Loose/Miss Fasteners, Extent : Moderate, Area Affected : 30% Location : Throughout Caulking Deteriorated, Extent : Moderate, Area Affected : 20% Location : Throughout Worn/Eroded, Extent : Moderate, Area Affected : 45% Location : Throughout Parapets Masonry: Brick Masonry: Brick Masonry: Brick Masonry: Brick So% Now \$19,600 LIFE ** 5 \$1,400 Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 30% Location : Throughout Vertical Cracks, Extent : Moderate, Area Affected : 15% Location : Various Locations Masonry: Limestone Masonry: Limestone 5% Now \$1,800 LIFE ** 5 \$200 Caulking Deteriorated, Extent : Light, Area Affected : 15% Location : Coping Stones Vegetation Growth, Extent : Moderate, Area Affected : 20%	Granite Panels			* *	5	\$800	
Location : At Main Entrance Staining/Discoloring, Extent : Moderate, Area Affected : 20% Location : Various Locations Throughout	Gramie Famels			Affected : 15%	J	φοσσ	
Windows Aluminum 100% Now \$132,700 2052 ** 5 \$1,500 Deteriorated Finish, Extent: Moderate, Area Affected: 45% Location: Throughout Loose/Miss Fasteners, Extent: Moderate, Area Affected: 30% Location: Throughout Caulking Deteriorated, Extent: Moderate, Area Affected: 20% Location: Throughout Worn/Eroded, Extent: Moderate, Area Affected: 45% Location: Throughout Worn/Eroded, Extent: Moderate, Area Affected: 45% Location: Throughout Parapets Masonry: Brick Masonry: Brick Masonry: Brick Masonry: Brick So% Now \$19,600 LIFE ** 5 \$1,400 Jnt Mortar Miss/Erod, Extent: Moderate, Area Affected: 30% Location: Throughout Vertical Cracks, Extent: Moderate, Area Affected: 15% Location: Various Locations Masonry: Limestone 5% Now \$1,800 LIFE ** 5 \$200 Caulking Deteriorated, Extent: Light, Area Affected: 15% Location: Coping Stones Vegetation Growth, Extent: Moderate, Area Affected: 20%							
Windows Aluminum 100% Now \$132,700 2052 ** 5 \$1,500 Deteriorated Finish, Extent: Moderate, Area Affected: 45% Location: Throughout Loose/Miss Fasteners, Extent: Moderate, Area Affected: 30% Location: Throughout Caulking Deteriorated, Extent: Moderate, Area Affected: 20% Location: Throughout Worn/Eroded, Extent: Moderate, Area Affected: 45% Location: Throughout Parapets Masonry: Brick Masonry: Brick Masonry: Brick Vertical Cracks, Extent: Moderate, Area Affected: 30% Location: Various Locations Masonry: Limestone Masonry: Limestone Masonry: Limestone Throughout Vertical Cracks, Extent: Moderate, Area Affected: 15% Location: Various Locations Various Locations Various Locations Vegetation Growth, Extent: Light, Area Affected: 20% Vegetation Growth, Extent: Moderate, Area Affected: 20%		Staining/Discoloring, Exter	ıt : Moderate, Area A	ffected : 20%			
Aluminum 100% Now \$132,700 2052 ** 5 \$1,500 Deteriorated Finish, Extent : Moderate, Area Affected : 45% Location : Throughout Loose/Miss Fasteners, Extent : Moderate, Area Affected : 30% Location : Throughout Caulking Deteriorated, Extent : Moderate, Area Affected : 20% Location : Throughout Worn/Eroded, Extent : Moderate, Area Affected : 45% Location : Throughout Parapets Masonry: Brick		Location: Various Locati	ions Throughout				
Deteriorated Finish, Extent: Moderate, Area Affected: 45% Location: Throughout Loose/Miss Fasteners, Extent: Moderate, Area Affected: 30% Location: Throughout Caulking Deteriorated, Extent: Moderate, Area Affected: 20% Location: Throughout Worn/Eroded, Extent: Moderate, Area Affected: 45% Location: Throughout Parapets Masonry: Brick Masonry: Brick Masonry: Brick Masonry: Brick Masonry: Limestone Masonry: Limestone Masonry: Limestone Masonry: Limestone Deteriorated Finish, Extent: Moderate, Area Affected: 45% Location: Various Locations Masonry: Limestone Solve Now Solve Solve Solve Solve Life Location: Various Locations Solve Now Solve Solve Solve Life Solve Solve Location: Various Locations Solve Solve Solve Location: Light, Area Affected: 15% Location: Coping Stones Vegetation Growth, Extent: Moderate, Area Affected: 20%	Windows						
Location : Throughout Loose/Miss Fasteners, Extent : Moderate, Area Affected : 30% Location : Throughout Caulking Deteriorated, Extent : Moderate, Area Affected : 20% Location : Throughout Worn/Eroded, Extent : Moderate, Area Affected : 45% Location : Throughout Parapets Masonry: Brick 45% LIFE ** 5 \$1,400 Masonry: Brick 50% Now \$19,600 LIFE ** 5 \$1,600 Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 30% Location : Throughout Vertical Cracks, Extent : Moderate, Area Affected : 15% Location : Various Locations Masonry: Limestone 5% Now \$1,800 LIFE ** 5 \$200 Caulking Deteriorated, Extent : Light, Area Affected : 15% Location : Coping Stones Vegetation Growth, Extent : Moderate, Area Affected : 20%	Aluminum			**	5	\$1,500	
Loose/Miss Fasteners, Extent: Moderate, Area Affected: 30% Location: Throughout Caulking Deteriorated, Extent: Moderate, Area Affected: 20% Location: Throughout Worn/Eroded, Extent: Moderate, Area Affected: 45% Location: Throughout Parapets Masonry: Brick Masonry: Brick Masonry: Brick Masonry: Brick Masonry: Brick Masonry: Limestone Masonry: Limestone Masonry: Limestone Masonry: Limestone Location: Various Locations Masonry: Limestone Masonry: Limestone Location: Coping Stones Vegetation Growth, Extent: Moderate, Area Affected: 20%			t : Moderate, Area Af	fected: 45%			
Location: Throughout Caulking Deteriorated, Extent: Moderate, Area Affected: 20% Location: Throughout Worn/Eroded, Extent: Moderate, Area Affected: 45% Location: Throughout Parapets Masonry: Brick Masonry: Limestone Masonry: Limestone Masonry: Limestone Masonry: Limestone Location: Warious Locations Masonry: Limestone Masonry: Limestone Location: Coping Stones Vegetation Growth, Extent: Moderate, Area Affected: 20%		_		166-4-1.200/			
Caulking Deteriorated, Extent: Moderate, Area Affected: 20% Location: Throughout Worn/Eroded, Extent: Moderate, Area Affected: 45% Location: Throughout Parapets Masonry: Brick			rnt : Moaerate, Area 2	Ајјестеа : 30%			
Location: Throughout Worn/Eroded, Extent: Moderate, Area Affected: 45% Location: Throughout Parapets Masonry: Brick Masonry: Limestone Masonry: Limestone Masonry: Limestone Location: Moderate, Area Affected: 15% Location: Various Locations Masonry: Limestone Tocation: Various Locations Masonry: Limestone Wegetation Growth, Extent: Moderate, Area Affected: 20%		_	ent : Moderate Area	Affected : 20%			
Worn/Eroded, Extent: Moderate, Area Affected: 45% Location: Throughout Parapets Masonry: Brick			em . Moderate, med	nyeciea . 2070			
Parapets Masonry: Brick Masonry: Limestone Masonry: Limestone Masonry: Limestone Location: Various Locations Masonry: Limestone Location: Various Locations Solution: Various Locations Masonry: Limestone Solution: Various Locations Location: Coping Stones Vegetation Growth, Extent: Moderate, Area Affected: 20%			lerate, Area Affected	: 45%			
Masonry: Brick 45% LIFE ** 5 \$1,400 Masonry: Brick 50% Now \$19,600 LIFE ** 5 \$1,600 Int Mortar Miss/Erod, Extent: Moderate, Area Affected: 30% Location: Throughout Vertical Cracks, Extent: Moderate, Area Affected: 15% Location: Various Locations Masonry: Limestone 5% Now \$1,800 LIFE ** 5 \$200 Caulking Deteriorated, Extent: Light, Area Affected: 15% Location: Coping Stones Vegetation Growth, Extent: Moderate, Area Affected: 20%			, 55				
Masonry: Brick 45% LIFE ** 5 \$1,400 Masonry: Brick 50% Now \$19,600 LIFE ** 5 \$1,600 Int Mortar Miss/Erod, Extent: Moderate, Area Affected: 30% Location: Throughout Vertical Cracks, Extent: Moderate, Area Affected: 15% Location: Various Locations Masonry: Limestone 5% Now \$1,800 LIFE ** 5 \$200 Caulking Deteriorated, Extent: Light, Area Affected: 15% Location: Coping Stones Vegetation Growth, Extent: Moderate, Area Affected: 20%	Parapets	<u> </u>					
Jnt Mortar Miss/Erod, Extent: Moderate, Area Affected: 30% Location: Throughout Vertical Cracks, Extent: Moderate, Area Affected: 15% Location: Various Locations Masonry: Limestone 5% Now \$1,800 LIFE ** 5 \$200 Caulking Deteriorated, Extent: Light, Area Affected: 15% Location: Coping Stones Vegetation Growth, Extent: Moderate, Area Affected: 20%	Masonry: Brick	45%	LIFE	* *	5	\$1,400	
Location: Throughout Vertical Cracks, Extent: Moderate, Area Affected: 15% Location: Various Locations Masonry: Limestone 5% Now \$1,800 LIFE ** 5 \$200 Caulking Deteriorated, Extent: Light, Area Affected: 15% Location: Coping Stones Vegetation Growth, Extent: Moderate, Area Affected: 20%	Masonry: Brick				5	\$1,600	
Vertical Cracks, Extent: Moderate, Area Affected: 15% Location: Various Locations Masonry: Limestone 5% Now \$1,800 LIFE ** 5 \$200 Caulking Deteriorated, Extent: Light, Area Affected: 15% Location: Coping Stones Vegetation Growth, Extent: Moderate, Area Affected: 20%			ent : Moderate, Area A	Affected : 30%			
Masonry: Limestone 5% Now \$1,800 LIFE ** 5 \$200 Caulking Deteriorated, Extent: Light, Area Affected: 15% Location: Coping Stones Vegetation Growth, Extent: Moderate, Area Affected: 20%		_					
Masonry: Limestone 5% Now \$1,800 LIFE ** 5 \$200 Caulking Deteriorated, Extent: Light, Area Affected: 15% Location: Coping Stones Vegetation Growth, Extent: Moderate, Area Affected: 20%				ed: 15%			
Caulking Deteriorated, Extent: Light, Area Affected: 15% Location: Coping Stones Vegetation Growth, Extent: Moderate, Area Affected: 20%							
Location : Coping Stones Vegetation Growth, Extent : Moderate, Area Affected : 20%	Masonry: Limestone	•			5	\$200	
Vegetation Growth, Extent: Moderate, Area Affected: 20%				ciea : 15%			
				acted · 20%			
		Location: Coping Stones	***	ccieu . 20/0			

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

NEW YORK PUBLIC LIBRARY - 035 WESTCHESTER SQUARE BRANCH LIBRARY

Asset #: 13380

Architecture	Current Repair		Future Replacement		Maintenance		
System Component Type	% of Fail D Total (Year	ate Estimated Cost 's)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
xterior							
Roof							
Built-Up (BUR)	100% Now	. ,	2027	\$165,400			
		ent : Moderate, Area A	ffected : 1	5%			
	Location : At Re	-	2007				
	Blisters, Extent: Location: Thro	Light, Area Affected : นฐคอนt	20%				
		Light, Area Affected .	10%				
	Location : Cent						
	Water Penetration	n, Extent : Light, Area	Affected :	15%			
	Location : Cent	-	33				
nterior							
Floors							
Cast in Place Concrete	5%		LIFE	* *	5	\$2,000	
Terrazzo	10%		LIFE	* *	5	\$1,400	
Vinyl Tile	85% Now	·	2027	\$140,900	3	\$5,900	
	Broken/Missing E Location : Thro	lements, Extent : Mod ughout	lerate, Are	ea Affected : 40%			
	Uneven Substrate	, Extent : Light, Area	Affected :	20%			
	Location: Thro	ughout Basement And	1st Floor				
Interior Walls							
Glazed Ceramic Panel	5%		LIFE	* *			
Plaster	72%		LIFE	* *	5	\$3,300	
SGFT/Glazed Masonry	20%		LIFE	* *			
Wood	3%		LIFE	* *	5	\$1,800	
Ceilings							
AcousTileConcealSpLn		. ,	2040	**	5	\$5,200	
		ng, Extent : Light, Are		! : 20%			
		ous Locations Through					
		n, Extent : Moderate, .		rted : 15%			
		Floor At Roof Penetra	tions				
Metal Panel	45%		LIFE	* *	5	\$10,400	
Plaster	10% Now	+)	LIFE	* *	5	\$1,200	
	-	ing, Extent : Light, Ar	ea Affecte	d : 5%			
	Location: Bulk	head					

Electrical	Current Repair	Future Replacemen	t N	Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Co FY	Ost Cycle (Yrs)	Estimated Cost	Priority
Inder 600 Volts					
Service Equipment					
Molded Case Bkrs	100%	2027 \$1,60	00 5	\$300	
	Other Observation, Extent: Moderate, A	Area Affected : 100%			
	Location : Electrical Room				
	Explanation: One 350 Amperes And 2	25 Amperes Main Disco	onnect Swit	ch	
Raceway					
Conduit	100%	2027 \$33,20	00 1		

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

NEW YORK PUBLIC LIBRARY - 035 WESTCHESTER SQUARE BRANCH LIBRARY

Asset #: 13380

C	Current Repair	Futur	e Replacement	M	aintenance	
		Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
			·			
95%		2026	\$15,000	5	\$300	
	* /			1		
	9	a Affecte	ed: 100%			
Location:	Throughout The Building					
50%		2027	\$14,700	1		_
100%		2025	\$32,000	5	\$100	
100%		LIFE	* *	5	\$200	
				10	\$10,800	
		1rea Affe	cted : 100%			
	· ·					
Explanation	n : Using T12 Lamps					
10%		2022	\$13,800	2		
			\$9,300	10	\$1,600	
50%		2022	\$1,000	1		
100%		2022	\$52,000	10		
80%						
20%		2035	* *	1	\$1,000	
	% of F Total	% of Fail Date Estimated Cost Total (Years) 5% 95% 50% 2-4 \$14,700 Insulation Aged, Extent: Moderate, Are Location: Throughout The Building 50% 100% 90% Other Observation, Extent: Moderate, A Location: Throughout Explanation: Using T12 Lamps 10% 50% 50% 50% 80%	% of Total (Years) Year FY 5% 2026 95% 2026 50% 2-4 \$14,700 2052 Insulation Aged, Extent : Moderate, Area Affecter Location : Throughout The Building 50% 2027 100% 2025 100% LIFE 90% 2022 Other Observation, Extent : Moderate, Area Affecter Location : Throughout Explanation : Using T12 Lamps 10% 2022 50% 2022 50% 2022 10% 2022 10% 2022 10% 2022 10% 2022 10% 2022 10% 2022 10% 2022 10% 2022 10% 2022 10% 2022 10% 2022 10% 2022 10% 2022 10% 2022 10% 20% 20% 20% 20% 20% 20% 20% 20% 20% 20% 20% 20% 20% 20% 20% 20% 20% 20% 20% 20% 20% 20% 20% 20% 20% 20% 20% 20% 20% 20% 20% 20% 20% 20% 20% 20% 20% 20% 20% 20% 20% 20% 20% 20% 20% 20% 20% 20% 20% 20% 20% 20% 20% 20% 20% 20% 20% 20% 20% 20% 20% 20% 20% 20% 20% 20% 20% 20%	% of Total Fail Date Estimated Cost Year Estimated Cost FY	Note Fail Date Estimated Cost Year Estimated Cost (Years)	Note Fail Date Estimated Cost Year Estimated Cost Cycle (Yrs)

Mechanical	Current Repair	Future Replacement	Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle Estimated Cos (Yrs)	Priority
Heating				
Energy Source				
Natural Gas	100%	2047 **	1	
Conversion Equipment				
Hot Water Boiler	100%	2032 **	1 \$6,400	
	Other Observation, Extent: Severe, Ar	ea Affected : 100%		
	Location: Basement			
	Explanation: 1 Unit. Hot Water For	Heat Is Supplied By Adjace	nt Health Center.	
Distribution				
Hot Wtr Piping/Pump	100%	2043 **	4 \$600	
Terminal Devices				
Air Handler	50%	2032 **	1 \$4,000	
Convector/Radiator	50%	2040 **	1 \$2,100	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

NEW YORK PUBLIC LIBRARY - 035 WESTCHESTER SQUARE BRANCH LIBRARY

Mechanical	Current Repair		Future Replacement		Maintenance		
System Component Type	% of Fail Da Total (Years	te Estimated Cost)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning							
Energy Source							
Electricity	100%		2043	* *	1		
Conversion Equipment							
Exterior Pkg Unit -	100%		2032	* *	2	\$800	
Cooling							
	Other Observation,	Extent : Light, Area	Affected	! : 100%			
	Location: Roof						
	Explanation: 1 U	Init, Refrigerant 410a	<i>i</i> .				
Heat Rejection							
Air Cooled Condenser	100%		2027	\$26,000	2	\$9,100	
Unit							
Ventilation							
Distribution							
Ductwork/Diffusers	100%		LIFE	* *	2-5	\$7,300	
Exhaust Fans							
Roof	100%		2032	* *	2	\$400	
Plumbing							
H/C Water Piping							
Galvanized Steel	100%		2040	* *	1		
Water Heater							
Gas Fired	100%		2025	\$7,900	2	\$200	
Sanitary Piping							
Cast Iron	100%		LIFE	* *	1		
Storm Drain Piping							
Cast Iron	100%		LIFE	* *	1		
Fixtures							
Generic	100%						

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Print Date: 12-Sep-2019 NEW YORK PUBLIC LIBRARY - FY 2020

Asset Name : WOODSTOCK BRANCH LIBRARY

Address : 761 EAST 160TH ST. NEAR FOREST AVE.

Borough : BRONX Agency's Number : W07

Area Sq Ft : 16,524 Project Type : NEW YORK PUBLIC LIBRARY

Date of Survey : 05-Apr-2016 Landmark Status : NONE

Areas Surveyed : Floors 1

Block : 2657 Lot : 30 BIN : 2004700

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$1,083,200	\$36,000
Interior Architecture	\$237,600	
Electrical	\$206,000	
Mechanical	\$46,000	\$393,900
Total	\$1,572,900	\$429,900
Importance Code A	\$1,083,200	\$36,000
Importance Code B	\$415,100	\$393,900
Importance Code C	\$74,600	
Total	\$1,572,900	\$429,900

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$59,800			
Interior Architecture	\$133,000			\$5,100
Electrical	\$28,100	\$30,700		
Mechanical	\$7,700	\$12,200	\$4,100	\$4,500
Total	\$228,600	\$42,900	\$4,100	\$9,700
Importance Code A	\$60,600	\$1,000	\$800	\$800
Importance Code B	\$166,800	\$41,900	\$3,200	\$8,800
Importance Code C	\$1,200			
Total	\$228,600	\$42,900	\$4,100	\$9,700



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 13381

rchitecture	Current Repair	Future Replacement	М	aintenance	
stem Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority
terior					
Exterior Walls					
Masonry: Brick	65% Now \$575,300 Cracking/Crumbling, Extent: Moderal Location: East Facade, West Facade Int Mortar Miss/Erod, Extent: Moderal Location: East Facade, West Facade Rusting Masonry Supt, Extent: Moderal Location: Custodian Apartment Win Water Penetration, Extent: Moderate, Location: North Facade Worn/Eroded, Extent: Moderate, Area Location: East Facade, West Facade Other Observation, Extent: Moderate,	ate, Area Affected : 35% ate, Area Affected : 25% dows Area Affected : 10% a Affected : 30%	5	\$36,000	
	Location : Building Entire Explanation : Under Construction - S Carryover From 2008	Slated For Completion 2017.	Report T	Го Follw Is A	
Masonry: Granite	5%	LIFE **	5	\$2,100	
Masonry: Limestone	30% Now \$192,300 Jnt Mortar Miss/Erod, Extent: Modera Location: South Facade Staining/Discoloring, Extent: Modera Location: South Facade Other Observation, Extent: Moderate, Location: South Facade Explanation: Sidewalk Shed In Use	te, Area Affected : 10%	5	\$12,500	
Windows					
Aluminum	15% Now \$26,200 Deteriorated Finish, Extent: Moderate Location: Vacant Custodian Apartm Water Penetration, Extent: Moderate, Location: Vacant Custodian Apartm	ent Area Affected : 15%	5	\$300	
Aluminum	30% Now \$5,200 Caulking Deteriorated, Extent: Moder Location: North Wall Water Penetration, Extent: Moderate, Location: North Wall		5	\$600	
Steel	5% Now \$10,900 Corrosion/Rusting, Extent: Moderate, Location: Stairs Deteriorated Finish, Extent: Moderate Location: Stairs Thermally Inefficient, Extent: Moderate Location: Stairs	e, Area Affected : 50%	5	\$1,200	
Wood	50%	2035 **	5	¢10.700	
woou	JU / 0	2033	J	\$19,700	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 13381

rchitecture	Current Repair	Future Replacement	M	laintenance				
ystem Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority			
terior								
Parapets								
Masonry: Brick	75% Now \$115,800 Cracking/Crumbling, Extent: Moderate Location: Throughout Jnt Mortar Miss/Erod, Extent: Modera		5	\$1,900				
	Location: Throughout	e, in early cerea . 5070						
	Misaligned/Bulging, Extent : Moderate, Location : East Facade, West Façade	Area Affected : 10%						
	Worn/Eroded, Extent : Moderate, Area Location : Throughout							
	Other Observation, Extent: Moderate, Area Affected: 100%							
	Location : East Facade, West Façade							
	Explanation: Protection Fabric Has I	Been Installed						
Masonry: Limestone	20% Now \$5,600 Jnt Mortar Miss/Erod, Extent: Modera Location: Coping And South Facade Caulking Deteriorated, Extent: Modera Location: Coping		5	\$600				
Masanny Sandatana		LIFE **	5	\$200				
Masonry: Sandstone	5% Now \$11,800 Cracking/Crumbling, Extent: Severe, A Location: Coping At East, West And I Worn/Eroded, Extent: Severe, Area Aff Location: Coping At East, West And I Other Observation, Extent: Moderate, Location: Coping At North Parapets Explanation: This Material Is Actual	rea Affected : 25% North Parapets ected : 50% North Parapets Area Affected : 100%	3	\$200				
Roof								
Modified Bitumen	100% Now \$199,800 Blisters, Extent: Moderate, Area Affect Location: Over Third And First Floor Water Penetration, Extent: Moderate, A Location: Over Third And First Floor Worn/Eroded, Extent: Moderate, Area	rs Area Affected : 25% rs						
erior	Location: Over Third And First Floor							

Interior

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Architecture	Current Repair		Future Replacement		M		
system Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nterior							
Floors	200/		• • • •	***	_	011 000	
Carpet	30% 2-4 Punct/Tear/Impact D Location: First Flo Staining/Discoloring, Location: First Flo	oor Extent : Moderate			3	\$11,200	
	Worn/Eroded, Extent Location : First Flo		Affected	: 25%			
Cast in Place Concrete	10%		LIFE	* *	5	\$5,400	
Ceramic Tile	5%		2036	* *	5	\$1,200	
Vinyl Tile	45% Now	\$100,800	2037	* *	3	\$4,200	
	Cracking/Crumbling, Location: Basemen Loose Units, Extent: Location: Basemen Worn/Eroded, Extent Location: Basemen	t, Second And Thir Moderate, Area Aj t, Second And Thir : Moderate, Area	d Floors fected : . d Floors Affected	50% : 75%			
Wood	10% Now Deteriorated Finish, Location: Third Fle Split/Cracked, Extent Location: Third Fle	oor At Custodian A : Moderate, Area	partmen Affected	t : 25%	5	\$2,300	
Interior Walls							
Ceramic Tile	5%		2036	* *	5	\$2,400	
Concrete Masonry Unit	5%		LIFE	* *	5	\$1,000	
Plaster	90% Now Cracking/Crumbling, Location: First And Deteriorated Finish, Location: Second A Paint Peeling, Extent Location: Second A Water Penetration, E Location: First And	d Third Floors At C Extent : Moderate, And Third Floors : Moderate, Area . And Third Floors Extent : Severe, Area	Eustodiar Area Afj Affected	n Apartment Sected : 50%	5	\$13,200	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 13381

Architecture	Current Repair	Future Replacement	M						
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority				
Interior									
Ceilings									
Exposed Concrete	10% Now \$4,200 Paint Peeling, Extent : Moderate, Area	LIFE ** Affected: 25%	5	\$400					
	Location: Basement								
	Staining/Discoloring, Extent : Moderate Location : Basement	e, Area Affected : 10%							
Plaster	90% Now \$62,200	LIFE **	5	\$14,000					
	Broken/Missing Elements, Extent : Severe, Area Affected : 2%								
	Location : Second Floor								
	Cracking/Crumbling, Extent: Moderate, Area Affected: 25%								
	Location : First And Third Floors								
	Paint Peeling, Extent: Severe, Area Affected: 50%								
	Location : Second And Third Floors								
	Staining/Discoloring, Extent: Severe, Area Affected: 50%								
	Location : Second And Third Floors								
	Water Penetration, Extent : Moderate, Area Affected : 20%								
	Location: First And Third Floors								

Electrical		Current Repair		Future Replacement		Maintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts							
Service Equipment							
Molded Case Bkrs	100%		2027	\$1,600	5	\$400	
	Other Obse	rvation, Extent : Moderate,	Area Affe	ected : 100%			
	Location .	: Electrical Room					
	Explanati	on : One 400 Ampere Main	Disconne	ect Switch			
Switchgear / Switchboard							
Molded Case Bkrs	100%		2027	\$34,200	5	\$400	
Raceway							
Conduit	100%		2027	\$33,200	1		
Panelboards							
Fused Disc Sw	5%		2026	\$800	5		
Molded Case Bkrs	95%		2026	\$15,000	5	\$400	
Wiring							
Braided Cloth	95%	2-4 \$27,900	2052	* *	1		
		Aged, Extent : Moderate, Ar Throughout The Building	ea Affecte	ed : 100%			
Thermoplastic	5%		2047	* *	1		
Motor Controllers							
Locally Mounted	100%		2025	\$32,000	5	\$100	
Ground							
Grounding Devices							
Generic	100%		LIFE	* *	5	\$200	

Lighting

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 13381

Electrical	Current Repair	Futur	e Replacement	M	aintenance			
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority		
Lighting								
Interior Lighting								
Fluorescent	80%	2022	\$140,000	10	\$12,100			
	Other Observation, Extent: Moderate, Area Affected: 100%							
	Location: Throughout The Building							
	Explanation: T12 Lamps							
Fluorescent	20%	2035	* *	10	\$3,000			
	T-8 Lamps And Fixtures, Extent: Mode	erate, Ared	a Affected : 100%					
	Location : Throughout The Building							
Egress Lighting								
Emergency, Service	50%	2022	\$4,300	1				
Emergency, Battery	50%	2022	\$11,800	10	\$2,000			
Exterior Lighting								
HID	100%	2022	\$66,000	10	\$100			

Mechanical	Current Repair		Future Replacement		M		
System Component Type	% of Fail I Total (Yea	Oate Estimated Cost rs)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating							
Energy Source							
Natural Gas	100%		2047	* *	1		
		on, Extent : Moderate,	Area Affe	ected : 100%			
	Location : Thre	oughout					
		No Access To Survey. U	Inder Cor	istruction. Kept Th	e Same I	nformation From	
	Last Survey.						
Conversion Equipment							
Hot Water Boiler	100%		2040	* *	1	\$8,200	
Distribution							
Hot Wtr Piping/Pump	100%		2035	* *	4	\$800	
Terminal Devices							
Air Handler	20%		2022	\$46,000	1	\$2,000	
Convector/Radiator	80%		2032	* *	1	\$4,300	
Air Conditioning							
Energy Source							
Electricity	100%		2043	* *	1		
Conversion Equipment							
Reciprocating	100%		2027	\$139,000	1	\$7,700	
Compr/Chiller							
Terminal Devices							
Air Handler/Dir	100%		2027	\$183,100	1		
Expansion				•			
Heat Rejection							
Dry Cooler	100%		2032	* *	2	\$11,500	
Ventilation						-	
Distribution							
Ductwork/Diffusers	100%		LIFE	* *	2-5	\$9,200	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

echanical	Current Repair		Future Replacement		Maintenance		
stem Component Type	% of Fail Da Total (Years	te Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
ntilation							
Exhaust Fans							
Roof	100% Now	\$5,400	2027	\$27,200	2	\$400	
		evere, Area Affected :					
	Location: Both I	Roof Fans - Replace N	Aotors, E	Belts And Enclosure	e Covers		
ımbing							
H/C Water Piping							
Galvanized Steel	100%		2025	\$71,800	1		
		Severe, Area Affecte					
	Location: Cold	Water Service Valves,	Strainer	· And Check Valve	Are Cori	roded	
Water Heater							
Gas Fired	100%		2025	\$10,000	2	\$200	
Sanitary Piping							
Cast Iron	100%		LIFE	* *	1		
Storm Drain Piping							
Cast Iron	100%		LIFE	* *	1		
Sump Pump(s)							
Non-Submersible	100%		2022	\$2,500	4	\$500	
Sewage Ejector(s)							
Electric	100%		2022	\$4,700	4	\$1,000	
Backflow Preventer							
No Component	90%						
Generic	10%		2032	* *	1	\$100	
	Other Observation, Extent: Light, Area Affected: 10%						
	Location: Basen	ient					
	Explanation : Bo	iler Only					
Fixtures	-	•					
Generic	100%						

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Print Date: 12-Sep-2019 NEW YORK PUBLIC LIBRARY - FY 2020

Asset Name : YORKVILLE BRANCH LIBRARY
Address : 222 EAST 79TH ST. @THIRD AVE.

Borough : MANHATTAN Agency's Number : Y01

Area Sq Ft : 13,112 Project Type : NEW YORK PUBLIC LIBRARY

Date of Survey : 23-May-2017 Landmark Status : EXTERIOR LANDMARK

Areas Surveyed : Basement, Roof, Floors 1,2,3,4

Block : 1433 Lot : 37 BIN : 1044180

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$461,300	
Interior Architecture	\$260,800	\$28,800
Electrical	\$7,600	\$190,800
Mechanical	\$216,100	\$105,300
Total	\$945,800	\$324,900
Importance Code A	\$461,300	
Importance Code B	\$409,400	\$324,900
Importance Code C	\$75,100	
Total	\$945,800	\$324,900

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$19,000		\$11,600	
Interior Architecture	\$24,200	\$400	\$26,300	\$4,200
Electrical	\$33,500	\$300	\$13,400	\$100
Mechanical	\$2,900	\$1,900	\$35,100	\$2,200
Site Enclosure	\$5,200			
Site Pavements	\$3,400			
Total	\$88,100	\$2,600	\$86,500	\$6,600
Importance Code A	\$19,600	\$600	\$12,300	\$600
Importance Code B	\$65,500	\$1,900	\$74,200	\$5,900
Importance Code C	\$3,000			
Total	\$88,100	\$2,600	\$86,500	\$6,600



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 13382

chitecture	Current Repair		Future	Replacement	M		
tem Component Type	% of Fail D Total (Year	eate Estimated Cost rs)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
erior							
Exterior Walls							
Masonry: Brick	Location : West Spalling, Extent : Location : 3rd A	ling, Extent : Light, Ar And South Facades Moderate, Area Affec And 4th Stories th, Extent : Moderate,	ted : 15%		5	\$26,800	
Masonry: Limestone	25% 0-2	\$137,700 ling, Extent : Light, Ar	LIFE ea Affected	* * d : 5%	5	\$7,400	
Slate Panels	2%		LIFE	* *	5	\$600	
Stucco Cement	5%		2033	* *	5	\$4,900	
Windows						\$ 1,500	
Metal Louvers	3%		2031	* *	10	\$900	
Steel	20% 0-2	\$56,300	2053	* *	5	\$5,900	
Wood	40% 0-2 Thermally Ineffice Location: Thro Split/Cracked, Ex Location: Thro Worn/Eroded, Ex	ient, Extent : Moderat ughout 3rd And 4th Fl tent : Moderate, Area ughout 3rd And 4th Fl tent : Moderate, Area	2053 e, Area Aff loors Affected : loors Affected :	25%	5	\$9,400	
Wood	37%	ughout 3rd And 4th Fi	2036	* *	5	\$17,300	
Parapets	3 / /0		2030		<u> </u>	Ψ17,500	
Masonry: Brick	Location : Lowe Jnt Mortar Miss/I Location : Lowe	\$9,400 ling, Extent : Moderate er Roof At 2nd Floor Erod, Extent : Modera er Roof At 2nd Floor Moderate, Area Affec er Roof	te, Area A	ffected : 10%	5	\$1,400	
	Locuiton . Lowe						
Masonry: Limestone	10%		LIFE	* *	5	\$200	
Masonry: Limestone Pre-Cast Concrete			LIFE LIFE	* *	5 5	\$200 \$500	

Interior

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 13382

Architecture	Current Repair			Futu	re Replacement	M	aintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Interior				•				•	
Floors									
Carpet	40%			2027	\$115,300	3	\$15,700		
Cast in Place Concrete	5%	0-2	\$600	LIFE	**	5	\$2,100		
	Location	Crumbling, : Through	, Extent : Light, Ard out						
Ceramic Tile	5%			2031	* *	5	\$1,000		
Vinyl Tile	15%			2028	\$28,800	3	\$1,100		
Vinyl Tile		Now	\$19,200	2038	* *	3	\$700		
	Location	: 3rd Floo							
		ts, Extent : : Third Fl	Severe, Area Affec oor	ted : 50%	%				
Vinyl Tile 9" X 9"	10%			2023	\$24,900	3	\$700		
Wood		Now	\$111,700	2068	* *	5	\$2,800		
	-	ecay, Exter : 3rd Floo	nt : Moderate, Ared or	a Affecte	d : 50%				
Interior Walls									
Glass: Single Pane	3%			LIFE	* *	5	\$800		
Gypsum Board	20%			LIFE	* *	5	\$4,400		
Plaster	55%	3.7	Φ π π 100	LIFE	* *	5	\$6,100		
Plaster	22% Now \$75,100 LIFE ** 5 \$2,400 Broken/Missing Elements, Extent: Severe, Area Affected: 60% Location: 3rd And 4th Floors								
	Cracking/	Crumbling,	, Extent : Moderate 4th Floors	e, Area Ą	ffected : 60%				
		etration, E : 3rd and	Extent : Severe, Are 4th Floors	a Affecte	ed : 25%				
Ceilings									
AcousTileConcealSpLn				2033	* *	5	\$2,500		
Exposed Concrete	5%			LIFE	* *	5	\$200		
Plaster	60%		4-4400	LIFE	* *	5	\$7,400		
Plaster		Now	\$74,100	LIFE	**	5	\$3,100		
	Broken/Missing Elements, Extent : Moderate, Area Affected : 20% Location : 3rd And 4th Floors								
				, ,	CC . 1 200/				
	Location	: 3rd And	, Extent : Moderate 4th Floors						
			Extent : Moderate, 2 4th Floors	Area Affe	ected: 30%				
Site Enclosure									
Fence/Gates									
Iron Picket		Now	\$1,100	2048	* *				
	Corrosion/Rusting, Extent : Severe, Area Affected : 25%								
					tairs Leading To Bo	asement			
	-	_	ent : Moderate, Are	ea Affecto	ed : 20%				
	Location	: At Front	Areaway						

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 13382

Architecture		Current Repa	ir	Futui	re Replacement	M	laintenance		
System Component Type	% of Total	Fail Date Est (Years)	imated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Site Enclosure									
Free Standing Walls									
Masonry: Brick	100%			2038	* *				
Retaining Walls									
Masonry: Brick	100%	Now	\$4,100	2038	* *				
	Jnt Mortar	Jnt Mortar Miss/Erod, Extent: Moderate, Area Affected: 25%							
	Location	: Front Areawa	ay						
	Spalling, E	Extent : Modera	te, Area Affec	ted : 20%	6				
	Location	: Front Areawa	ay						
	Water Pen	etration, Extent	t : Severe, Are	a Affecte	ed : 15%				
	Location	: Vaulted Arch	way Supporti	ng Main .	Entry Landing				
Site Pavements									
Public Sidewalk									
Cast in Place Concrete	100%	0-2	\$1,500	2041	* *				
	Cracking/0	Crumbling, Exte	ent : Moderate	e, Area Ą	ffected : 15%				
	Location	Location : Sidewalk Flags At Main Entrance							
On-Site Walkways									
Masonry: Granite	100%	Now	\$1,900	LIFE	* *				
•	Cracking/Crumbling, Extent: Severe, Area Affected: 20%								
	Location	: Main Entry L	anding						
Activity Yard									
Cast in Place Concrete	100%			2033	* *				

loctrical	Current Renair	Euturo Be	n la comont	-8.6	cintononos	
lectrical	Current Repair	Future Re	eplacement	IVI	aintenance	
stem Component Type	% of Fail Date Estimated Cost Total (Years)	Year Est FY	timated Cost	Cycle (Yrs)	Estimated Cost	Priority
der 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2028	\$1,700	5	\$100	
	Other Observation, Extent: Moderate, A	Area Affected	l : 100%			
	Location : Electrical Room					
	Explanation : No Available Nameplate	e Rating Capa	acity			
Switchgear / Switchboard						
Molded Case Bkrs	100%	2028	\$37,200	5	\$300	
	Other Observation, Extent: Moderate, A	Area Affected	l : 100%			
	Location : Electrical Room					
	Explanation: 1- Vertical Section					
Raceway						
Conduit	70%	2028	\$25,200	1		
Conduit	30%	2038	* *	1		
Panelboards						
Fused Disc Sw	5%	2027	\$900	5		
Molded Case Bkrs	65%	2027	\$11,200	5	\$200	
Molded Case Bkrs	30%	2036	* *	5	\$100	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 13382

Electrical	Current Repair	Future Replacement	N	Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts	•				
Wiring Braided Cloth	70% 2-4 \$22,300 Insulation Aged, Extent: Moderate, A Location: Throughout The Building	rea Affected : 100%	1		
Thermoplastic	30%	2038 **	1		
Motor Controllers	3070	2030			
Locally Mounted	100%	2045 **	5	\$100	
Ground					
Grounding Devices Generic	100% 2-4 \$11,000 Other Observation, Extent: Moderate Location: Water Main Explanation: Corroded		5	\$200	
Lighting					
Interior Lighting Fluorescent	75% Other Observation, Extent: Light, Are Location: 1st, 2nd Floors Reading A Explanation: T-5 Lamps		10	\$9,000	
Fluorescent	5%	2023 \$7,600		\$600	
	T-12 Lamps And Fixtures, Extent : Mo Location : Basement	oderate, Area Affected : 1009	%		
Fluorescent	5%	2036 **	10	\$600	
	T-8 Lamps And Fixtures, Extent : Ligh Location : Boiler Room	ht, Area Affected : 100%			
Fluorescent	10% Compact Fluorescent Light, Extent : M Location : Basement	2028 \$15,100 Moderate, Area Affected : 10		\$1,200	
Incandescent	5%	2023 \$7,600	2		
Egress Lighting					
Emergency, Battery	50%	2028 \$10,200	10	\$1,600	
Exit, Service	50%	2028 \$1,100	1		
Exterior Lighting Fluorescent	5% Compact Fluorescent Light, Extent : N Location : Front Of The Building	2023 \$2,400 Moderate, Area Affected : 10		\$100	
T 1		2022 #2.400	2		
Incandescent No Component	5% 90%	2023 \$2,400	2		
Alarm	90 70				
Security System					
No Component	70%				
Generic	30%	2028 \$13,700	1	\$1,500	
	Other Observation, Extent : Moderate Location : Hallways	e, Area Affected : 100%			
	Explanation: Intrusion Alarm Only;	Motion Sensors			

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^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 13382

Mechanical		Current I	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2038	* *	1		
Conversion Equipment								
Hot Water Boiler	100%			2045	* *	1	\$6,500	
Distribution								
Hot Wtr Piping/Pump	100%			2036	* *	4	\$600	
Terminal Devices					4			
Air Handler	30%			2023	\$59,600	1	\$2,400	
Convector/Radiator	70%			2033	* *	1	\$3,000	
Air Conditioning								
Energy Source	1000/			2026	* *	1		
Electricity	100%			2036	<i>*</i> *	1		
Conversion Equipment Int Pkg Unit - Heating/Cooling	15%			2022	\$45,100	2	\$100	
2218	R-22 Refri	gerant, Ext	tent : Light, Area A	ffected :	15%			
	Location	: 1 Unit, E	Basement					
Reciprocating Compr/Chiller	50%	0-2	\$60,000	2038	* *	1	\$2,700	
Compi/Cinner	Not Energ	v Efficient	Extent : Moderate	Area A	ffected · 50%			
		: 1st And 2		, 11. 00. 11)	<i>yeerea</i> . e			
	Obsolete E		Extent : Severe, Ar	ea Affec	ted : 50%			
	R-22 Refri		tent : Light, Area A	ffected :	50%			
No Component	35%							
Terminal Devices	2070							
Air Handler/Cool/Ht	50%			2023	\$51,500	1	\$4,100	
No Component	50%				+ - ,- ·		, ,	
Heat Rejection								
Air Cooled Condenser Unit	65%			2023	\$12,000	2	\$5,900	
No Component	35%							
Ventilation								
Distribution								
Ductwork/Diffusers	65%			LIFE	* *	2-5	\$4,800	
No Component	35%							
Exhaust Fans								
Interior	15%			2023	\$7,500	2	\$100	
Roof	50%			2023	\$11,700	2	\$200	
No Component	35%							
Plumbing								<u></u>
H/C Water Piping								
Brass/Copper	100%			2028	\$105,300	1		
Water Heater					.	_		
Gas Fired	100%			2027	\$8,600	2	\$200	

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Mechanical	Current Repair	Future Replacemen	t Maintenance	
System Component Type	% of Fail Date Estimated Co Total (Years)	ost Year Estimated Co FY	Cycle Estimated Cost (Yrs)	Priority
Plumbing				
Sanitary Piping				
Cast Iron	100%	LIFE *	* * 1	
Storm Drain Piping				
Cast Iron	100%	LIFE *	** 1	
Fixtures				
Generic	100%			

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