

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
Program / Asset # : NPL0001.000 / 13353 **Yr Built/Renovated** : 1908 / 2006
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



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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick	60%			LIFE	**	5	\$19,700	
	Masonry: Limestone	25%	Now	\$22,900	LIFE	**	5	\$6,200	
Broken/Missing Elements, Extent : Light, Area Affected : 2%									
Location : Flag Pole Anchors Disassembled And Hanging Precariously									
	Metal Panel	10%			2038	**	5-10	\$22,600	
	Slate Panels	2%			LIFE	**	5	\$500	
	Wood	3%	Now	\$59,500	2048	**	5	\$2,500	
Dry Rot/Decay, Extent : Moderate, Area Affected : 50%									
Location : Window Trim - West 115th Street Facade									
Windows									
	Aluminum	50%	Now	\$24,100	2036	**	5	\$1,200	
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 30%									
Location : Rear Facade Windows									
Misaligned/Bulging, Extent : Moderate, Area Affected : 25%									
Location : Rear Facade Windows									
	Wood	50%	0-2	\$16,100	2036	**	5	\$12,500	
Dry Rot/Decay, Extent : Moderate, Area Affected : 20%									
Location : Rails And Glazing Bars - West 115th St Facade									
On Extended Life, Extent : Moderate, Area Affected : 100%									
Location : Windows On West 115th Street Facade									
Parapets									
	Cast Stone/Terra Cotta	5%			LIFE	**	5	\$400	
	Masonry: Brick	85%	Now	\$6,100	LIFE	**	5	\$900	
Diagonal Cracks, Extent : Light, Area Affected : 10%									
Location : Rear Facade - Outer Parapet Wall									
Water Penetration, Extent : Severe, Area Affected : 10%									
Location : Rear Facade - Above 3rd Floor Staff Lounge									
	Masonry: Limestone	5%			LIFE	**	5	\$100	
	Pre-Cast Concrete	2%			LIFE	**	5	\$100	
Caulking Deteriorated, Extent : Moderate, Area Affected : 10%									
Location : Coping Stones									
	Slate	3%			LIFE	**	5		

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Roof									
	Asphalt Shingle	45%	0-2	\$1,700	2031	* *			
		Loose/Miss Fasteners, Extent : Moderate, Area Affected : 15%							
		Location : Base Shingles At Roof Above 3rd Floor Community Room							
		Vegetation Growth, Extent : Moderate, Area Affected : 15%							
		Location : Roof Above 3rd Floor Community Room							
	Modified Bitumen	50%	2-4	\$7,700	2028	\$76,600			
		Blisters, Extent : Moderate, Area Affected : 25%							
		Location : Flat Roof At Rear Of Building							
		Water Penetration, Extent : Severe, Area Affected : 10%							
		Location : 3rd Floor Staff Offices							
	Skylight, Metal/Glass	5%	Now	\$8,300	2028	\$83,400			
		Water Penetration, Extent : Moderate, Area Affected : 10%							
		Location : Above Staff Offices - 3rd Floor							
Interior									
Floors									
	Carpet	10%	0-2	\$30,300	2030	\$30,300	3	\$3,100	
		Worn/Eroded, Extent : Moderate, Area Affected : 50%							
		Location : 1st Floor Reading Area							
	Cast in Place Concrete	7%	Now	\$3,500	LIFE	* *	5	\$3,200	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 20%							
		Location : Mechanical Spaces Throughout Basement							
	Ceramic Tile	3%			2037	* *	5	\$600	
	Marble Panels	5%			LIFE	* *	5	\$800	
	Slate	2%			LIFE	* *	5	\$400	
	Terrazzo	5%			LIFE	* *	5	\$800	
	Vinyl Tile	25%	Now	\$50,500	2038	* *	3	\$1,900	
		Broken/Missing Elements, Extent : Severe, Area Affected : 75%							
		Location : Basement And 3rd Floor Corridors / Staff Offices							
		Uneven Substrate, Extent : Moderate, Area Affected : 50%							
		Location : Basement And 3rd Floor Corridors / Staff Offices							
		Water Penetration, Extent : Severe, Area Affected : 35%							
		Location : Basement							
	Wood	43%	0-2	\$67,400	2043	* *	5	\$8,300	
		Deflection Evident, Extent : Moderate, Area Affected : 20%							
		Location : 2nd Floor Reading Area, 3rd Floor Community Room							
		Deteriorated Finish, Extent : Moderate, Area Affected : 35%							
		Location : 2nd Floor Reading Area, 3rd Floor Community Room							

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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Interior Walls									
	Ceramic Tile	3%			2037	**	5	\$900	
	Glass: Single Pane	5%			LIFE	**	5	\$1,100	
	Gypsum Board	15%			LIFE	**	5	\$2,600	
	Masonry: Brick	3%			LIFE	**			
	Plaster	57%	Now	\$15,100	LIFE	**	5	\$4,900	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 10%</i>									
<i>Location : Basement Walls</i>									
<i>Water Penetration, Extent : Severe, Area Affected : 15%</i>									
<i>Location : Basement And 3rd Floor Staff Lounge</i>									
	Wood	17%	4+	\$7,800	LIFE	**	5	\$19,500	
<i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : 2nd Floor Childrens Reading Area</i>									
Ceilings									
	AcousTile,Adhered	10%			2026	\$22,100	5	\$2,100	
	Plaster	25%			LIFE	**	5	\$3,200	
	Plaster	65%	Now	\$20,300	LIFE	**	5	\$8,400	
<i>Water Penetration, Extent : Severe, Area Affected : 10%</i>									
<i>Location : 3rd Floor Staff Lounge And Staff Offices</i>									
Site Enclosure									
Fence/Gates									
	Chain Link	100%	2-4	\$1,200	2038	**			
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 50%</i>									
<i>Location : Rear Yard</i>									
<i>Impact Damage, Extent : Moderate, Area Affected : 20%</i>									
<i>Location : Rear Yard</i>									
Site Pavements									
Public Sidewalk									
	Cast in Place Concrete	100%			2041	**			
On-Site Walkways									
	Masonry: Granite	100%	Now	\$800	LIFE	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : Curbing At Entry Ramp</i>									
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>									
<i>Location : Entry Landing And Ramp</i>									
Activity Yard									
	Cast in Place Concrete	100%	Now	\$15,200	2048	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 50%</i>									
<i>Location : Rear Yard In State Of Severe Disrepair - Rendered Inaccessible</i>									

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

Under 600 Volts

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115TH STREET BRANCH LIBRARY
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	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : Main Service Disconnect Switch Rated At 800 Amperes							
	Switchgear / Switchboard								
	Fused Disc Sw	100%			2048	**	5	\$100	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : 2- Vertical Sections							
	Raceway								
	Conduit	100%			2048	**	1		
	Panelboards								
	Fused Disc Sw	5%			2044	**	5		
	Molded Case Bkrs	95%			2044	**	5	\$300	
	Wiring								
	Thermoplastic	100%			2048	**	1		
	Motor Controllers								
	Locally Mounted	100%			2041	**	5	\$100	
Ground									
	Grounding Devices								
	Generic	100%			LIFE	**	5	\$200	
Lighting									
	Interior Lighting								
	Fluorescent	90%			2033	**	10	\$11,400	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
	Fluorescent	5%			2033	**	10	\$600	
		T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : 3rd Floor							
	Fluorescent	3%			2033	**	10	\$400	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Staircases							
		Explanation : Compact Fluorescent Light Fixtures							
	Fluorescent	1%			2023	\$1,600	10	\$100	
		T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%							
		Location : Electrical Room							
	Incandescent	1%			2023	\$1,600	2		
	Egress Lighting								
	Emergency, Battery	50%			2033	**	10	\$1,700	
	Exit, LED	30%			2056	**	1		
	Exit, Service	20%			2033	**	1		
	Exterior Lighting								
	Incandescent	10%			2028	\$5,100	2		
	No Component	90%							

Alarm

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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	

Alarm

Security System

No Component

Generic

30%

70%

2033

* *

1

\$3,600

*Other Observation, Extent : Light, Area Affected : 100%**Location : Reading Areas, Hallways And Outside**Explanation : CCTV Surveillance 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, Alarm Bells, Smoke Detectors And Horns*

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

Heating

Energy Source

Natural Gas

100%

2038

* *

1

*Other Observation, Extent : Severe, Area Affected : 1%**Location : Basement**Explanation : Notice: Gas Meter Is Located Next To Electrical Control Board*

Conversion Equipment

Hot Water Boiler

100%

2026

\$114,600

1

\$6,800

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement Boiler Room**Explanation : 1 Unit*

Distribution

Hot Wtr Piping/Pump

100%

Now

\$1,200

2027

\$23,200

4

\$700

*Other Observation, Extent : Severe, Area Affected : 10%**Location : Basement**Explanation : 1 Out Of 2 Circulating Pumps Is Obsolete And Rusted. Replacement Needed.*

Terminal Devices

Convactor/Radiator

100%

2026

\$79,600

1

\$4,500

Air Conditioning

Energy Source

Electricity

100%

2036

* *

1

Conversion Equipment

Exterior Pkg Unit - Cooling

100%

2028

\$120,400

2

\$800

*R-22 Refrigerant, Extent : Light, Area Affected : 100%**Location : 4 Units. Roof**Other Observation, Extent : Light, Area Affected : 100%**Location : Roof**Explanation : 4 Rooftop Units*

Ventilation

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
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	100%	Now	\$5,500	2038	**	1		
	Booster Pump w/Tank, Extent : Severe, Area Affected : 20% Location : 1 Out Of 2 Units Is Rusted. Replacement Needed. Basement								
	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	**			
	Other Observation, Extent : Light, Area Affected : 100% Location : Basement To 3rd Floor Explanation : 1 Unit								
Fire Suppression									
	Sprinkler								
	No Component	60%							
	Generic	40%			2038	**	1-2	\$1,500	
	Fire Pump								
	Generic	100%			2031	**	1	\$2,600	
	Corroded, Extent : Severe, Area Affected : 70% Location : Replacement Has Been Scheduled. Basement								

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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** : 002
Program / Asset # : NPL0002.000 / 13354 **Yr Built/Renovated** : 1904 / 2010
Area Sq Ft : 14,013 **Project Type** : NEW YORK PUBLIC LIBRARY
Date of Survey : 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



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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick	75%			LIFE	**	5	\$21,100	
	Masonry: Limestone	25%	Now	\$98,200	LIFE	**	5	\$5,300	
Cracking/Crumbling, Extent : Light, Area Affected : 5%									
Location : North (Street) Facade									
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%									
Location : North (Street) Facade									
Windows									
	Aluminum	42%	Now	\$50,500	2036	**	5	\$1,000	
Misaligned/Bulging, Extent : Moderate, Area Affected : 50%									
Location : Interior Side Of Windows Throughout									
Unit Inoperable, Extent : Moderate, Area Affected : 50%									
Location : Interior Side Of Windows Throughout									
	Metal Louvers	5%			2031	**	10	\$1,600	
	Wood	43%	2-4	\$92,800	2053	**	5	\$10,700	2
Split/Cracked, Extent : Severe, Area Affected : 100%									
Location : Exterior Side Of Window Openings On North And South Facades									
Worn/Eroded, Extent : Moderate, Area Affected : 20%									
Location : Exterior Side Of Window Openings On North And South Facades									
	Wood	10%	Now	\$16,100	2053	**	5	\$2,500	1
Broken/Missing Elements, Extent : Severe, Area Affected : 100%									
Location : 3rd Floor Transom Windows At Air Handler Room									
Parapets									
	Masonry: Brick	65%			LIFE	**	5	\$800	
Recent Repair Evident, Extent : Light, Area Affected : 66%									
Location : Throughout									
	Masonry: Limestone	10%	Now	\$1,100	LIFE	**	5	\$200	
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%									
Location : North, East And West Facades									
Worn/Eroded, Extent : Moderate, Area Affected : 25%									
Location : Coping Stones									
	Metal Panel	20%			2038	**	5	\$900	
	Slate	5%	0-2	\$800	LIFE	**	5	\$100	
Worn/Eroded, Extent : Moderate, Area Affected : 25%									
Location : Coping Stones									
Roof									
	Modified Bitumen	95%			2033	**	10	\$9,400	
	Skylight, Metal/Glass	5%			2054	**	10	\$1,700	

Interior

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Floors									
	Carpet	70%			2024	\$215,600	3	\$29,400	
	Ceramic Tile	5%			2031	**	5	\$1,000	
	Vinyl Tile	15%			2033	**	3	\$1,600	
	Wood	10%	Now	\$79,600	2068	**	5	\$2,000	
Broken/Missing Elements, Extent : Moderate, Area Affected : 50%									
Location : Retrofitted Air Handler Room And Old Custodial Apartment									
Deteriorated Finish, Extent : Moderate, Area Affected : 50%									
Location : Retrofitted Air Handler Room And Old Custodial Apartment									
Interior Walls									
	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/Crumbling, Extent : Light, Area Affected : 15%									
Location : 1st Floor Reading Area									
Water Penetration, Extent : Light, Area Affected : 20%									
Location : 2nd Floor Reading Area And Staff Offices									
	Plaster	15%	Now	\$55,700	LIFE	**	5	\$1,800	
Broken/Missing Elements, Extent : Moderate, Area Affected : 15%									
Location : Retrofitted Air Handler Room And Old Custodial Apartment									
Cracking/Crumbling, Extent : Moderate, Area Affected : 35%									
Location : Retrofitted Air Handler Room And Old Custodial Apartment									
Water Penetration, Extent : Moderate, Area Affected : 25%									
Location : Retrofitted Air Handler Room And Old Custodial Apartment									
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%			LIFE	**	5	\$7,900	
	Plaster	10%	Now	\$3,200	LIFE	**	5	\$1,300	
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%									
Location : Throughout 3rd Floor									
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%									
Location : Third Floor									
Water Penetration, Extent : Moderate, Area Affected : 20%									
Location : Third Floor									
Site Enclosure									
Fence/Gates									
	Chain Link	100%			2048	**			
Retaining Walls									
	Masonry: Brick	100%	2-4	\$10,200	2028	\$102,000			
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%									
Location : Rear Yard Lot Line Wall									
Spalling, Extent : Moderate, Area Affected : 25%									
Location : Rear Yard Lot Line Wall									

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

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

Site Pavements

Public Sidewalk

Cast in Place Concrete	100%			2041		**			
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Activity Yard

Cast in Place Concrete	100%	Now	\$32,700	2048		**			
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*Sinking/Subsiding, Extent : Severe, Area Affected : 25%**Location : Rear Yard**Tripping Hazard, Extent : Severe, Area Affected : 35%**Location : Rear Yard*

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

Under 600 Volts

Service Equipment

Molded Case Bkrs	100%			2028	\$1,700	5		\$400	
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*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : Main Service Disconnect Switch In The Switchboard And Rated At 400 Amperes.*

Switchgear / Switchboard

Molded Case Bkrs	100%			2028	\$37,200	5		\$400	
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*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : 1- Vertical Sections*

Raceway

Conduit	95%			2028	\$34,300	1			
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Conduit	5%			2048	**	1			
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Panelboards

Fused Disc Sw	5%			2027	\$900	5			
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Molded Case Bkrs	25%			2044	**	5		\$100	
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Molded Case Bkrs	70%			2027	\$12,000	5		\$300	
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Wiring

Thermoplastic	25%			2048	**	1			
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Thermoplastic	75%			2028	\$23,900	1			
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Motor Controllers

Locally Mounted	80%			2026	\$27,800	5		\$100	
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Locally Mounted	20%			2041	**	5			
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Ground

Grounding Devices

Generic	100%			LIFE	**	5		\$200	
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Lighting

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting									
	Interior Lighting								
	Fluorescent	80%			2033	* *	10	\$10,300	
				T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%					
				Location : Reading Areas					
	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 : Light, Area Affected : 100%					
				Location : Basement					
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								
	No Component	30%							
	Generic	70%			2036	* *	1	\$3,700	
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : Reading Areas, Hallways					
				Explanation : CCTV Surveillance Cameras					
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, Alarm Bells, Smoke Detectors And Horns					
Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2048	* *	1		
				Other Observation, Extent : Light, 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 : Light, Area Affected : 100%					
				Location : Basement					
				Explanation : 1 Unit					
Distribution									
	Hot Wtr Piping/Pump	100%			2036	* *	4	\$700	

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Terminal Devices								
	Convactor/Radiator	100%			2033	**	1	\$4,500	
Air Conditioning									
	Energy Source								
	Electricity	100%			2036	**	1		
	Conversion Equipment								
	Reciprocating Compr/Chiller	90%			2036	**	1	\$5,900	
		Other Observation, Extent : Light, Area Affected : 90% Location : 2 Units In Back Yard, 1 Unit On Roof Explanation : 3 Units. R-410a							
	No Component	10%							
	Terminal Devices								
	Air Handler/Dir Expansion	90%			2036	**	1		
	No Component	10%							
	Heat Rejection								
	Air Cooled Condenser Unit	90%			2036	**	2	\$8,800	
	No Component	10%							
Ventilation									
	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	100%	Now	\$2,200	LIFE	**	1		
		Blockage /Clogged, Extent : Moderate, Area Affected : 5% Location : Water Backs Up In Basement When It Rains.							
	Fixtures								
	Generic	100%							
Fire Suppression									
	Sprinkler								
	No Component	80%							
	Generic	20%			2038	**	1-2	\$800	

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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
Program / Asset # : NPL0S04.000 / 13366 **Yr Built/Renovated** : 1905 / 2005
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



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

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
	Exterior Walls								
	Masonry: Brick	60%	Now	\$82,900	LIFE	* *	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							
		Vertical Cracks, Extent : Moderate, Area Affected : 20%							
		Location : South (Rear) Facade Between 1st And 2nd Floors							
		Water Penetration, Extent : Moderate, Area Affected : 15%							
		Location : South (Rear) Facade							
	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	
		Spalling, Extent : Moderate, Area Affected : 50%							
		Location : Window Sills - South Facade							
	Window Wall	3%	Now	\$38,500	2058	* *	5	\$800	
		Dry Rot/Decay, Extent : Severe, Area Affected : 50%							
		Location : Window Trims - North (Street) Façade							
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									
	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							
		Water Penetration, Extent : Severe, Area Affected : 20%							
		Location : Within Old Penthouse Apartment And 3rd Floor Main Roof							
		Worn/Eroded, Extent : Moderate, Area Affected : 25%							
		Location : Throughout							

Interior

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Floors									
	Cast in Place Concrete	10%	0-2	\$2,700	LIFE	**	5	\$5,400	
		Water Penetration, Extent : Moderate, Area Affected : 10%							
		Location : Seeping Through Basement Slab At Janitor Room							
	Ceramic Tile	3%			2031	**	5	\$700	
	Marble Panels	5%	Now	\$18,900	LIFE	**	5	\$900	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 25%							
		Location : At Entrance							
	Terrazzo	5%			LIFE	**	5	\$1,000	
	Vinyl Tile	25%			2033	**	3	\$3,100	
	Wood	47%	Now	\$80,900	2043	**	5	\$10,900	
		Deteriorated Finish, Extent : Moderate, Area Affected : 25%							
		Location : Throughout 1st, 2nd And 3rd Floors							
	Wood	5%	Now	\$43,000	2068	**	5	\$1,200	
		Broken/Missing Elements, Extent : Severe, Area Affected : 25%							
		Location : Old Apartment							
		Dry Rot/Decay, Extent : Severe, Area Affected : 25%							
		Location : Old Apartment							
Interior Walls									
	Ceramic Tile	5%			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%	Now	\$6,400	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%	Now	\$32,500	LIFE	**	5	\$14,600	
		Water Penetration, Extent : Severe, Area Affected : 15%							
		Location : 3rd Floor Computer Room And 2nd Floor Reading Area							
	Plaster	5%	Now	\$17,100	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							
		Water Penetration, Extent : Moderate, Area Affected : 20%							
		Location : Old Apartment							
Site Enclosure									
Fence/Gates									
	Chain Link	50%			2038	**			
	Iron Picket	50%			2048	**			

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Enclosure									
Retaining Walls									
	Masonry: Brick	50%	0-2	\$4,400	2038		* *		
		Misaligned/Bulging, Extent : Moderate, Area Affected : 25%							
		Location : Rear Yard							
	Masonry: Fieldstone	50%	Now	\$1,300	2038		* *		
		Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%							
		Location : At Front Areaway							
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Main Entrance And Areaway							
		Explanation : Component Actually Granite Panels							
Site Pavements									
Public Sidewalk									
	Cast in Place Concrete	100%			2041		* *		
On-Site Walkways									
	Cast in Place Concrete	40%			2041		* *		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Street Facade							
		Explanation : Ramp To Main Entrance							
	Masonry: Granite	60%	Now	\$1,300	LIFE		* *		
		Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 30%							
		Location : Main Entry Landing, Ramp And Stairs							
Activity Yard									
	Cast in Place Concrete	100%	2-4	\$3,800	2033		* *		
		Cracking/Crumbling, Extent : Moderate, Area Affected : 25%							
		Location : Rear Yard							

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2048	* *	5	\$100	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : Main Service Switch Rated At 800 Amperes							
	Switchgear / Switchboard								
	Fused Disc Sw	100%			2048	* *	5	\$100	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : 1- Vertical Section							
	Raceway								
	Conduit	50%			2028	\$16,600	1		
	Conduit	50%			2048	* *	1		
	Panelboards								
	Fused Disc Sw	2%			2044	* *	5		
	Molded Case Bkrs	98%			2044	* *	5	\$400	

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

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Wiring									
	Thermoplastic	70%			2048	**	1		
	Thermoplastic	30%			2028	\$8,800	1		
Motor Controllers									
	Locally Mounted	80%			2041	**	5	\$100	
	Locally Mounted	20%			2033	**	5		
Ground									
Grounding Devices									
	Generic	100%	4+	\$10,100	LIFE	**	5	\$200	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Basement									
Explanation : Corroded									
Lighting									
Interior Lighting									
	Fluorescent	82%			2033	**	10	\$12,400	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Throughout The Building									
Explanation : Compact Fluorescent 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%									
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	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Throughout The Building									
Explanation : CCTV Surveillance Cameras									
Fire/Smoke Detection									
	Generic, Digital	100%			2033	**	1-3	\$10,500	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Throughout The Building									
Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors And Horns									

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2038	**	1		
	Conversion Equipment								
	Furnace	70%	Now	\$500	2023	\$26,900	1	\$5,100	
		Leak Evident, Extent : Severe, Area Affected : 2%							
		Location : Connection Between The Gas Pipe And The Unit, Roof							
		Other Observation, Extent : Light, Area Affected : 70%							
		Location : Roof							
		Explanation : 4 Rooftop Package Units							
	Hot Water Boiler	30%			2026	\$37,800	1	\$2,400	
		Other Observation, Extent : Light, Area Affected : 30%							
		Location : Basement Boiler Room							
		Explanation : 1 Unit							
Distribution									
	Hot Wtr Piping/Pump	30%	Now	\$400	2027	\$7,600	4	\$200	
		Corroded, Extent : Severe, Area Affected : 5%							
		Location : 1 Circulating Pump, Boiler Room							
	No Component	70%							
Terminal Devices									
	Convactor/Radiator	30%			2026	\$26,200	1	\$1,600	
	No Component	70%							
Air Conditioning									
	Energy Source								
	Electricity	100%			2036	**	1		
	Conversion Equipment								
	Ext Pkg Unit - Heating/Cooling	70%	0-2	\$143,100	2038	**	2	\$600	
		R-22 Refrigerant, Extent : Light, Area Affected : 70%							
		Location : 4 Units, Roof							
		Other Observation, Extent : Light, Area Affected : 80%							
		Location : Roof							
		Explanation : 4 Defective Rooftop Package Units							
	Split Unit	10%	Now	\$10,500	2028	\$34,900			
		Not in Service, Extent : Moderate, Area Affected : 10%							
		Location : 2 Units, Roof							
		R-22 Refrigerant, Extent : Light, Area Affected : 20%							
		Location : Roof							
	No Component	20%							
Terminal Devices									
	Fan Coil - 2 Pipe	10%			2023	\$24,900	1	\$500	
	No Component	90%							
Heat Rejection									
	Evaporative Condenser	10%			2023	\$4,100	2	\$1,200	
	No Component	90%							

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation									
Distribution									
	Ductwork/Diffusers	100%	0-2	\$7,500	LIFE	**	2-5	\$9,200	
Insul. Deteriorating, Extent : Moderate, Area Affected : 10%									
Location : Various Locations									
Exhaust Fans									
	Roof	100%			2023	\$27,100	2	\$500	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2038	**	1		
	Water Heater								
	Gas Fired	100%			2026	\$10,000	2	\$200	
	Sanitary Piping								
	Cast Iron	100%			LIFE	**	1		
	Storm Drain Piping								
	Cast Iron	100%	Now	\$1,700	LIFE	**	1		
Blockage /Clogged, Extent : Severe, Area Affected : 5%									
Location : Basement									
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 : Basement- 3rd Floor									
Explanation : 1 Unit.									

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

Print Date : 12-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
Program / Asset # : NPL0N02.000 / 13352 **Yr Built/Renovated** : 1905 / 2013
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			
Total	\$46,100	\$25,800	\$181,300	\$7,000



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

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

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick	65%	2-4	\$68,200	LIFE	**	5	\$21,400	
Vegetation Growth, Extent : Moderate, Area Affected : 35%									
Location : Rear Facade									
Worn/Eroded, Extent : Moderate, Area Affected : 20%									
Location : Various Locations, Rear Facade									
	Masonry: Limestone	35%	0-2	\$73,800	LIFE	**	5	\$8,600	
Staining/Discoloring, Extent : Moderate, Area Affected : 20%									
Location : Street Facade									
Windows									
	Aluminum	30%			2035	**	5	\$1,500	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Rear Windows									
Explanation : Protective Metal Grilles And Double Set Of Windows									
	Wood	70%	0-2	\$13,900	2035	**	5	\$17,500	
Dry Rot/Decay, Extent : Moderate, Area Affected : 25%									
Location : Street Facade									
Misaligned/Bulging, Extent : Moderate, Area Affected : 20%									
Location : Street Facade									
Parapets									
	Masonry: Brick	55%	Now	\$11,000	LIFE	**	5	\$600	
Diagonal Cracks, Extent : Moderate, Area Affected : 15%									
Location : At Corners									
Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 50%									
Location : Throughout									
Misaligned/Bulging, Extent : Moderate, Area Affected : 25%									
Location : Throughout									
Worn/Eroded, Extent : Moderate, Area Affected : 35%									
Location : Throughout Rear Parapets									
	Masonry: Granite	10%			LIFE	**	5	\$100	
	Masonry: Limestone	35%			LIFE	**	5	\$500	
Roof									
	Built-Up (BUR)	90%			2035	**	10	\$8,800	
Recent Replace Evident, Extent : Light, Area Affected : 100%									
Location : Main Roof									
	Skylight, Metal/Glass	5%			2037	**	10	\$1,600	
	Sloped Glazing	5%			LIFE	**	5	\$6,500	
Interior									
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	

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

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

Interior

Interior Walls

Plaster

100% 4+ \$4,900 LIFE * * 5 \$8,600

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

Location : Stairwell

Ceilings

Plaster

100% LIFE * * 5 \$12,900

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

Under 600 Volts

Service Equipment

Fused Disc Sw

100% 2027 \$1,600 5 \$100

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

Location : Electrical Room

Explanation : One 800 Ampere Main Disconnect 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 Aged, Extent : Moderate, Area Affected : 100%

Location : Throughout

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 Observation, Extent : Light, Area Affected : 100%

Location : Throughout The Building

Explanation : Using T-8 Lamps

Fluorescent

45% 2022 \$64,900 10 \$5,600

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

Location : Throughout

Explanation : Using T-12 Lamps

Fluorescent

5% 2027 \$7,200 10 \$600

Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%

Location : Hallway And Staircases

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

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		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%				2047	* *	1		
Conversion Equipment									
Hot Water Boiler	100%				2047	* *	1	\$6,700	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>									
<i>Location : Basement</i>									
Distribution									
Hot Wtr Piping/Pump	100%				2043	* *	4	\$700	
Terminal Devices									
Convactor/Radiator	100%				2040	* *	1	\$4,400	

Air Conditioning

Energy Source									
Electricity	100%				2043	* *	1		
Conversion Equipment									
Exterior Pkg Unit - Cooling	100%				2037	* *	2	\$800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : Roof</i>									
<i>Explanation : 4 Units, Refrigerant 410a</i>									

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	

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
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								
	Explanation : 1 Unit								
Fire Suppression									
	Standpipe								
	Generic	100%			2057	* *	1-5	\$7,100	
	Sprinkler								
	Generic	100%			2057	* *	1-2	\$3,800	

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

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
Program / Asset # : NPL0A01.000 / 13323 **Yr Built/Renovated** : 1905 / 2007
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



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

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

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
	Exterior Walls								
	Cast Iron	12%	0-2	\$21,600	LIFE	* *			
		Corrosion/Rusting, Extent : Light, Area Affected : 25%							
		Location : Street Facade At Main Entrance							
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Front Facade							
		Explanation : Painted Finish Resembles Bronze							
	Masonry: Brick	68%	Now	\$44,600	LIFE	* *	5	\$7,000	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 10%							
		Location : Rear Facade							
		Diagonal Cracks, Extent : Moderate, Area Affected : 20%							
		Location : Rear Facade							
		Loose Units, Extent : Severe, Area Affected : 10%							
		Location : At Wall Penetrations Of Fan Room - 3rd Floor Deck, Rear Facade							
		Misaligned/Bulging, Extent : Moderate, Area Affected : 10%							
		Location : Rear Facade							
		Spalling, Extent : Moderate, Area Affected : 10%							
		Location : Rear Facade							
		Vertical Cracks, Extent : Moderate, Area Affected : 10%							
		Location : Rear Facade							
	Masonry: Limestone	18%	2-4	\$23,700	LIFE	* *	5	\$1,400	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 10%							
		Location : At Both Sides Of Front Entrance Steps							
		Worn/Eroded, Extent : Severe, Area Affected : 10%							
		Location : At Both Sides Of Front Entrance Steps							
	Stucco Cement	2%	Now	\$600	2033	* *	5	\$300	
		Diagonal Cracks, Extent : Moderate, Area Affected : 5%							
		Location : Penthouse Apartment							
		Spalling, Extent : Moderate, Area Affected : 10%							
		Location : Chimney							
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Chimney							
		Explanation : Stucco Over Brick							

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

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

Architecture		Current Repair			Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior										
Windows	Aluminum	74%	Now	\$24,500	2044	* *	5	\$1,400		
		Ctrwt/Balnc Not Funct, Extent : Light, Area Affected : 15%								
		Location : Second Floor								
	Metal Clad	8%	0-2	\$16,400	2053	* *	5	\$900		
		Deteriorated Finish, Extent : Moderate, Area Affected : 50%								
		Location : Rear Facade At Third Floor Apartment And Stairwell								
		Thermally Inefficient, Extent : Moderate, Area Affected : 100%								
		Location : Rear Facade At Third Floor Apartment And Stairwell								
	Unit Inoperable, Extent : Moderate, Area Affected : 100%									
	Location : Rear Facade At Third Floor Apartment And Stairwell									
	Metal Louvers	8%	2-4	\$9,400	2043	* *				
		Broken/Missing Elements, Extent : Light, Area Affected : 10%								
	Location : Throughout Mechanical Penthouse									
	Wood	10%	Now	\$11,100	2053	* *	5	\$1,900		
		Broken/Missing Elements, Extent : Moderate, Area Affected : 20%								
		Location : Windows At 2nd Floor Story Hour Room								
Deteriorated Finish, Extent : Moderate, Area Affected : 50%										
Location : Windows At 2nd Floor Story Hour Room										
Thermally Inefficient, Extent : Moderate, Area Affected : 100%										
Location : Windows At 2nd Floor Story Hour Room										
Split/Cracked, Extent : Moderate, Area Affected : 50%										
Location : Windows At 2nd Floor Story Hour Room										
Parapets										
Cast Stone/Terra Cotta	Masonry: Brick	5%			LIFE	* *	5	\$700		
		45%			LIFE	* *	5	\$900		
	Masonry: Brick	30%	Now	\$7,100	LIFE	* *	5	\$600		
		Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%								
	Location : Rear Facade - Upper And Lower Roofs									
	Spalling, Extent : Moderate, Area Affected : 10%									
	Location : Rear Facade - Upper And Lower Roofs									
	Metal Panel	10%			2038	* *	5	\$700		
	Metal: Cage/Fence	10%	4+	\$400	2041	* *	5	\$600		
		Corrosion/Rusting, Extent : Light, Area Affected : 10%								
Location : Throughout										
Other Observation, Extent : Moderate, Area Affected : 100%										
Location : Along Side Walls										
Explanation : These Are Security Barriers To Prevent Access From Adjoining Buildings										
Roof										
Modified Bitumen	100%	2-4	\$21,000	2033	* *					
	Blisters, Extent : Moderate, Area Affected : 5%									
	Location : Third Floor Roof									
	Debris Present, Extent : Moderate, Area Affected : 10%									
Location : On Central Roof - 3rd Floor Level										

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

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

Architecture		Current Repair			Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior									
	Floors								
	Carpet	50%			2029	\$141,900	3	\$15,800	
		Recent Replace Evident, Extent : Light, Area Affected : 100%							
		Location : First And Second Floors							
	Carpet	15%	4+	\$42,600	2030	\$42,600	3	\$4,700	
		Staining/Discoloring, Extent : Moderate, Area Affected : 25%							
		Location : Multipurpose Room							
		Worn/Eroded, Extent : Moderate, Area Affected : 25%							
		Location : Multipurpose Room							
	Ceramic Tile	5%			2037	**	5	\$1,100	
	Glass Block	2%	Now	\$1,700	2043	**	1		
		Broken/Missing Elements, Extent : Moderate, Area Affected : 5%							
		Location : Balcony At Main Reading Room							
	Vinyl Tile	15%	2-4	\$2,800	2033	**	3	\$1,200	
		Cracking/Crumbling, Extent : Light, Area Affected : 10%							
		Location : Throughout							
	Wood	13%	Now	\$28,600	2056	**	5	\$2,600	
		Broken/Missing Elements, Extent : Severe, Area Affected : 5%							
		Location : Old Custodial Apartment							
		Loose/Miss Fasteners, Extent : Moderate, Area Affected : 10%							
		Location : Wood Stair At Back Of Building Up To Custodial Apartment							
		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, Area Affected : 20%							
		Location : Back Of Building Up To Custodial Apartment							
		Explanation : Creaking Wood Stair							

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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Interior Walls									
	Ceramic Tile	5%	2-4	\$5,700	2037	**	5	\$500	
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%									
Location : Staff Bathrooms									
	Glass: Single Pane	5%			LIFE	**	5	\$700	
	Gypsum Board	60%			LIFE	**	5	\$7,000	
	Masonry: Brick	5%	Now	\$800	LIFE	**			
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 40%									
Location : Boiler Room In Basement									
	Plaster	10%			LIFE	**	5	\$600	
	Plaster	5%	Now	\$8,200	LIFE	**	5	\$300	
Cracking/Crumbling, Extent : Severe, Area Affected : 25%									
Location : Old Custodial Apartment									
Paint Peeling, Extent : Severe, Area Affected : 100%									
Location : Old Custodial Apartment									
Water Penetration, Extent : Severe, Area Affected : 30%									
Location : Old Custodial Apartment									
	Wood	10%	4+	\$2,900	LIFE	**	5	\$7,800	
Deteriorated Finish, Extent : Moderate, Area Affected : 10%									
Location : Wainscots Throughout									
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	5%	Now	\$14,600	LIFE	**	5	\$700	
Cracking/Crumbling, Extent : Severe, Area Affected : 20%									
Location : Old Custodial Apartment									
Paint Peeling, Extent : Severe, Area Affected : 100%									
Location : Old Custodial Apartment									
Water Penetration, Extent : Moderate, Area Affected : 30%									
Location : Old Custodial Apartment									
Site Enclosure									
Fence/Gates									
	Chain Link	60%			2038	**			
	Iron Picket	40%	2-4	\$300	2048	**			
Other Observation, Extent : Moderate, Area Affected : 15%									
Location : Granite Paneled Curb At Entrance Ramp									
Explanation : Joint Erosion									
Retaining Walls									
	Masonry: Brick	100%	4+	\$7,800	2028	\$77,900			
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%									
Location : Rear Yard Lot Line Wall									
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%									
Location : Rear Yard Lot Line Wall									

Site Pavements

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

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

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

Site Pavements

Public Sidewalk

Cast in Place Concrete	100%			2033		**			
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Activity Yard

Cast in Place Concrete	100%	Now	\$5,400	2033		**			
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Cracking/Crumbling, Extent : Moderate, Area Affected : 25%

Location : Rear Yard

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

Location : Rear Yard

Electrical		Current Repair			Future Replacement		Maintenance		
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%			2028	\$1,600	5		\$100	
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room

Explanation : Main Service Disconnect Switch Rated At 600 Amperes Located In The Switchboard

Switchgear / Switchboard

Fused Disc Sw	100%			2028	\$34,200	5		\$100	
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room

Explanation : 1- Vertical Section

Raceway

Conduit	20%			2038		**	1		
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Conduit	80%			2028	\$26,500		1		
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Panelboards

Fused Disc Sw	10%			2036		**	5		
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Molded Case Bkrs	30%			2027	\$4,700		5	\$100	
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Molded Case Bkrs	60%			2036		**	5	\$200	
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Wiring

Braided Cloth	10%	2-4	\$2,900	2053		**	1		
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Insulation Aged, Extent : Moderate, Area Affected : 100%

Location : Upper Floors

Thermoplastic	90%			2038		**	1		
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Motor Controllers

Locally Mounted	10%			2033		**	5		
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Locally Mounted	10%			2026	\$3,200		5		
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Variable Frequency Drive	80%			2045		**			
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Ground

Grounding Devices

Generic	100%			LIFE		**	5	\$200	
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Lighting

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting									
Interior Lighting	Fluorescent	40%			2033	* *	10	\$5,200	
	T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
	Location : Reading Areas And Basement								
	Fluorescent	10%			2023	\$14,900	10	\$1,300	
T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%									
Location : Basement									
Fluorescent	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									
Egress Lighting									
Emergency, Battery	Emergency, Battery	50%			2028	\$10,000	10	\$1,700	
	Exit, Service	50%			2028	\$1,100	1		
Exterior Lighting									
HID	HID	20%			2028	\$11,200	10		
	No Component	80%							
Alarm									
Security System									
No Component	No Component	30%							
	Generic	70%			2036	* *	1	\$3,700	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Reading Areas, Hallways And Outside								
Explanation : CCTV Surveillance Cameras									
Fire/Smoke Detection									
Generic, Digital	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, Alarm Bells, Smoke Detectors And Horns								

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

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Terminal Devices								
	Air Handler	50%			2036	**	1	\$4,300	
	Convactor/Radiator	50%			2026	\$37,200	1	\$2,300	
Air Conditioning									
	Energy Source								
	Electricity	100%			2036	**	1		
	Conversion Equipment								
	Reciprocating Compr/Chiller	90%			2036	**	1	\$5,900	
			Other Observation, Extent : Light, Area Affected : 90% Location : 1 Unit In Basement, 3 Units In 3rd Floor Explanation : R-410a, 4 Units						
	No Component	10%							
	Terminal Devices								
	Air Handler/Dir Expansion	90%			2036	**	1		
	No Component	10%							
	Heat Rejection								
	Air Cooled Condenser Unit	90%			2036	**	2	\$8,800	
	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								
	Brass/Copper	100%			2038	**	1		
	Water Heater								
	Gas Fired	100%			2023	\$8,500	2	\$200	
	Sanitary Piping								
	Cast Iron	100%			LIFE	**	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1		
	Sump Pump(s)								
	Submersible	100%			2021	\$500	4	\$400	
	Fixtures								
	Generic	100%							
			Obsolete Fixtures, Extent : Severe, Area Affected : 10% Location : Vacant Apartment Space On 3rd Floor						
Vertical Transport									

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

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

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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
Program / Asset # : NPL0A02.000 / 13324 **Yr Built/Renovated** : 1959 / 2007
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

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



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

Architecture		Current Repair			Future Replacement		Maintenance		Priority	
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost		
Exterior										
Exterior Walls										
	Cast in Place Concrete	5%	Now	\$78,800	LIFE	* *	5	\$13,200		
<i>Water Penetration, Extent : Severe, Area Affected : 20%</i>										
<i>Location : Basement - Electrical Room, Boiler Room And IT Room</i>										
	Masonry: Brick	95%	Now	\$320,400	LIFE	* *	5	\$50,200		
<i>Efflorescence, Extent : Moderate, Area Affected : 15%</i>										
<i>Location : North Facade</i>										
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%</i>										
<i>Location : North Facade</i>										
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 15%</i>										
<i>Location : Above 2nd Floor Window Lintels</i>										
<i>Rusting Masonry Supt, Extent : Moderate, Area Affected : 10%</i>										
<i>Location : Along 2nd Floor Windows</i>										
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>										
<i>Location : 2nd Floor Windows</i>										
Windows										
	Aluminum	90%	2-4	\$366,900	2052	* *	5	\$4,100		
<i>Bent/Warped Elements, Extent : Moderate, Area Affected : 20%</i>										
<i>Location : Throughout</i>										
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 65%</i>										
<i>Location : Throughout</i>										
<i>Glazing Clouded, Extent : Moderate, Area Affected : 20%</i>										
<i>Location : Throughout</i>										
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 20%</i>										
<i>Location : Throughout</i>										
<i>Water Penetration, Extent : Severe, Area Affected : 10%</i>										
<i>Location : Basement Windows</i>										
<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>										
<i>Location : Throughout</i>										
	Steel	10%	Now	\$50,800	2052	* *	5	\$5,700		
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>										
<i>Location : Bulkhead And Stairs</i>										
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>										
<i>Location : Bulkhead Stairs</i>										
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 10%</i>										
<i>Location : Exterior Side</i>										

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
	Parapets								
	Cast Stone/Terra Cotta	10%	4+	\$900	LIFE	* *	5	\$2,600	
		Caulking Deteriorated, Extent : Light, Area Affected : 20%							
		Location : Coping Stones							
		Vegetation Growth, Extent : Light, Area Affected : 15%							
		Location : Coping Stones							
	Masonry: Brick Cavity	90%	Now	\$74,400	LIFE	* *	5	\$3,100	
		Efflorescence, Extent : Moderate, Area Affected : 30%							
		Location : Throughout							
		Misaligned/Bulging, Extent : Moderate, Area Affected : 5%							
		Location : Street Facade							
		Spalling, Extent : Moderate, Area Affected : 25%							
		Location : Throughout							
		Weepholes Not Funct, Extent : Moderate, Area Affected : 30%							
		Location : Various Locations Throughout							
Roof									
	Built-Up (BUR)	100%	Now	\$190,200	2037	* *			
		Alligatoring, Extent : Moderate, Area Affected : 30%							
		Location : Throughout							
		Blisters, Extent : Moderate, Area Affected : 30%							
		Location : Throughout							
		Debris Present, Extent : Severe, Area Affected : 10%							
		Location : Over Entry Canopy							
		Miss/Damaged Flashings, Extent : Severe, Area Affected : 40%							
		Location : All Facades							
		Ridging, Extent : Moderate, Area Affected : 25%							
		Location : Throughout							
		Water Penetration, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							
Interior									
	Floors								
	Carpet	60%			2028	\$171,700	3	\$19,100	
	Cast in Place Concrete	5%			LIFE	* *	5	\$2,300	
	Terrazzo	5%			LIFE	* *	5	\$800	
	Vinyl Tile	25%	Now	\$9,500	2027	\$47,700	3	\$2,000	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 15%							
		Location : Basement							
		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 : Basement							
		Worn/Eroded, Extent : Moderate, Area Affected : 40%							
		Location : Basement							
	Vinyl Tile 9" X 9"	5%			2022	\$12,300	3	\$400	

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

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

Interior

Interior Walls

Glazed Ceramic Panel	5%			LIFE		**			
Plaster	95%	Now	\$9,200	LIFE		**	5	\$6,500	

Recent Replace Evident, Extent : Light, Area Affected : 30%

Location : Basement Offices

Ceilings

AcousTileConcealSpLn	70%			2040		**	5	\$18,500	
AcousTileConcealSpLn	15%			2044		**	5	\$4,000	

Recent Replace Evident, Extent : Light, Area Affected : 100%

Location : Basement

Plaster	15%			LIFE		**	5	\$2,000	
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Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Service Equipment

Molded Case Bkrs	100%			2027		\$1,600	5	\$300	
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room

Explanation : One 400 Amperes Main Disconnect Switch

Switchgear / Switchboard

Molded Case Bkrs	100%			2027		\$34,200	5	\$300	
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Raceway

Conduit	90%			2027		\$29,800	1		
Conduit	10%			2047		**	1		

Panelboards

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		
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Insulation Aged, Extent : Moderate, Area Affected : 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	
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Stand-by Power

Transfer Switches

Automatic	100%			2044		**	1	\$3,800	
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NEW YORK PUBLIC LIBRARY - 035
ALLERTON BRANCH LIBRARY
Asset # : 13324

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power									
Generators									
	Natural Gas	100%			2040	* *	1	\$4,800	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Roof									
Explanation : One 80 Kilowatt									
Batteries									
	Lead/Acid	100%			2022	\$1,600	5	\$500	
Lighting									
Interior Lighting									
	Fluorescent	95%			2035	* *	10	\$10,800	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Throughout The Building									
Explanation : T-8 Lamps									
	Fluorescent	5%			2035	* *	10	\$600	
Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%									
Location : Throughout The Building									
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	

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Electricity	5%			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, Area Affected : 100%									
Location : Replaced Due To Flooding In Boiler Room And Basement									
Distribution									
	Hot Wtr Piping/Pump	100%			2043	* *	4	\$600	

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Terminal Devices								
	Convactor/Radiator	100%			2040	**	1	\$4,000	
Air Conditioning									
	Energy Source								
	Electricity	100%			2043	**	1		
	Conversion Equipment								
	Interior Pkg Unit - Cooling	30%			2025	\$137,900	2	\$200	
	Exterior Pkg Unit - Cooling	70%			2027	\$69,700	2	\$500	
	R-22 Refrigerant, Extent : Moderate, Area Affected : 70%								
	Location : Roof								
	Heat Rejection								
	Dry Cooler	30%			2027	\$20,100	2	\$2,600	
	No Component	70%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$6,900	
	Exhaust Fans								
	Interior	50%			2027	\$21,900	2	\$200	
	Roof	50%			2027	\$10,200	2	\$200	
Plumbing									
	H/C Water Piping								
	Galvanized Steel	100%			2040	**	1		
	Water Heater								
	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, Area Affected : 100%								
	Location : Basement								
	Sewage Ejector(s)								
	Compressed Air	100%			2037	**	4	\$200	
	Backflow Preventer								
	No Component	90%							
	Generic	10%			2032	**	1	\$100	
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE	**			
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Basement To 2nd Floor								
	Explanation : One Unit								

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

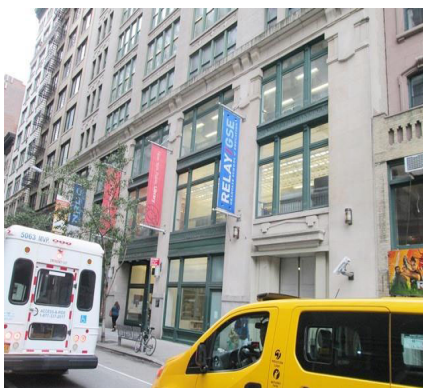
Print Date : 12-Sep-2019

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
Program / Asset # : NPL0011.000 / 4225 Yr Built/Renovated : 1910 / 2003
Area Sq Ft : 50,838 Project Type : NEW YORK PUBLIC LIBRARY
Date of Survey : 01-Nov-2017 Landmark Status : NONE
Areas Surveyed : Basement, Floors 1,2,3,4,5
Block : 821 Lot : 7501 BIN : 1076145

CAPITAL	FY 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



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
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NEW YORK PUBLIC LIBRARY - 035
ANDREW HEISKELL BRAILLE AND TALKING BOOK LIBRARY
Asset # : 4225

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Roof									
	IRMA/Protected Membrane	1%			2034	**	10		
Other Observation, Extent : Light, Area Affected : 100%									
Location : Back Of Building (Southside)									
Explanation : Second Floor Balcony									
	No Component	99%							
Interior									
Floors									
	Carpet	44%	0-2	\$452,100	2031	**	3	\$50,200	
Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 20%									
Location : Throughout									
	Carpet	11%			2028	\$113,000	3	\$12,600	
Recent Repair Evident, Extent : Light, Area Affected : 100%									
Location : 5th Floor Offices									
	Cast in Place Concrete	15%	Now	\$37,700	LIFE	**	5	\$25,000	
Cracking/Crumbling, Extent : Severe, Area Affected : 30%									
Location : Throughout Basement									
Misaligned/Bulging, Extent : Moderate, Area Affected : 25%									
Location : Throughout Basement									
Water Penetration, Extent : Severe, Area Affected : 30%									
Location : Throughout Basement									
	Terrazzo	5%			LIFE	**	5	\$3,000	
	Vinyl Tile	1%			2034	**	3	\$300	
	Wood	24%			2032	**	5	\$34,200	
Interior Walls									
	Concrete Masonry Unit	15%			LIFE	**	5	\$7,000	
	Gypsum Board	68%			LIFE	**	5	\$47,400	
	Marble Panels	2%			LIFE	**			
	Plaster	15%	Now	\$3,000	LIFE	**	5	\$5,200	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%									
Location : Throughout Basement, Utility Rooms									

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

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

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

Interior

Ceilings

AcousTileSusp.Lay-In	3%			2042	**	5	\$2,300	
Exposed Concrete	15%			LIFE	**	5	\$1,800	

Paint Peeling, Extent : Light, Area Affected : 15%

Location : Throughout

Plaster	82%	Now	\$43,300	LIFE	**	5	\$39,000	
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Paint Peeling, Extent : Light, Area Affected : 15%

Location : Throughout

Staining/Discoloring, Extent : Moderate, Area Affected : 5%

Location : 5th Floor

Water Penetration, Extent : Moderate, Area Affected : 5%

Location : 5th Floor

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

Location : Throughout

Explanation : Metal Suspended Ceiling

Site Pavements

Public Sidewalk

Cast in Place Concrete	100%			2042	**			
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Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2049	**	5	\$200	
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Other Observation, Extent : Light, Area Affected : 100%

Location : Electrical Room

Explanation : One 3000 Ampere Main Disconnect Switch

Switchgear / Switchboard

Fused Disc Sw	100%			2049	**	5	\$200	
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Raceway

Conduit	50%			2039	**	1		
Conduit	50%			2049	**	1		

Panelboards

Fused Disc Sw	10%			2037	**	5	\$100	
Molded Case Bkrs	70%			2037	**	5	\$900	
Molded Case Bkrs	20%			2037	**	5	\$300	

Wiring

Thermoplastic	50%			2049	**	1		
Thermoplastic	50%			2039	**	1		

Motor Controllers

Locally Mounted	60%			2034	**	5	\$200	
Locally Mounted	40%			2046	**	5	\$100	

Ground

Grounding Devices

Not Accessible	100%							
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Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

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

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

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

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

Lighting

Interior Lighting

Fluorescent

75%

2034

* *

10

\$35,000

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

Fluorescent

20%

2037

* *

10

\$9,300

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

Fluorescent

5% 0-2

\$26,900

2039

* *

*T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%**Location : Basement And Storage Closets.*

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		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%

2049

* *

1

Conversion Equipment

Hot Water Boiler

80%

2034

* *

1

\$20,100

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement Boiler Room**Explanation : 5 Small Units*

Hot Water Boiler

20%

Now

\$15,500

2034

* *

1

\$4,500

*Broken, Extent : Severe, Area Affected : 20%**Location : Basement Boiler Room**Other Observation, Extent : Severe, Area Affected : 20%**Location : Basement Boiler Room**Explanation : 1 Of 5 Not Operating*

Distribution

Hot Wtr Piping/Pump

100%

2037

* *

4

\$3,800

Terminal Devices

Air Handler

50%

2029

\$354,100

1

\$15,700

Convactor/Radiator

45%

2034

* *

1

\$7,400

Fan Coil Unit/Heat

5%

2029

\$37,700

1

\$800

Air Conditioning

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

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Energy Source								
	Electricity	100%			2045	**	1		
	Conversion Equipment								
	Interior Pkg Unit - Cooling	78%	Now	\$29,400	2027	\$1,469,000	2	\$1,900	
		Damaged, Extent : Severe, Area Affected : 1% Location : Controls Not Working							
	Interior Pkg Unit - Cooling	20%			2030	\$376,700	2	\$600	
	Split Unit	2%			2029	\$21,500			
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2	\$66,100	
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$28,300	
	Exhaust Fans								
	Interior	100%			2029	\$179,200	2	\$1,600	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2039	**	1		
	Water Heater								
	Not Accessible	100%							
	Sanitary Piping								
	Cast Iron	100%			LIFE	**	1		
	Sump Pump(s)								
	Submersible	100%	Now	\$1,700	2024	\$1,700	4	\$1,100	
		Malfunctioning, Extent : Moderate, Area Affected : 10% Location : Basement							
	Backflow Preventer								
	Generic	100%			2034	**	1	\$3,100	
	Fixtures								
	Generic	100%							
		Obsolete Fixtures, Extent : Severe, Area Affected : 100% Location : Throughout							
Vertical Transport									
	Elevators								
	Geared Traction	60%			LIFE	**			
		Other Observation, Extent : Light, Area Affected : 60% Location : 1st To 5th Floor Explanation : 1 Unit							
	Hydraulic	40%			LIFE	**			
		Other Observation, Extent : Light, Area Affected : 40% Location : Cellar To 2nd Floor Explanation : 1 Unit							
Fire Suppression									
	Standpipe								
	Generic	100%			2049	**	1-5	\$25,600	

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

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

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

Asset # : 4225

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

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

Print Date : 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
Program / Asset # : NPL0005.000 / 4219 **Yr Built/Renovated** : 1981 / 2000
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



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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior									
Exterior Walls									
Concrete Masonry Unit	15%			LIFE	**	5	\$4,100		
Metal Panel	10%	0-2	\$6,700	2037	**	5	\$8,300		
Corrosion/Rusting, Extent : Moderate, Area Affected : 15%									
Location : Throughout Bulkhead									
Deformed/Dented, Extent : Moderate, Area Affected : 20%									
Location : Throughout Bulkhead									
Water Penetration, Extent : Moderate, Area Affected : 15%									
Location : Mechanical Penthouse									
Granite Panels	75%			LIFE	**	5	\$24,800		
Windows									
Metal Louvers	10%			2036	**	10	\$400		
No Component	90%								
Parapets									
Concrete Masonry Unit	85%	0-2	\$27,000	LIFE	**	5	\$5,500		
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%									
Location : Interior Parapet Wall									
Spalling, Extent : Moderate, Area Affected : 20%									
Location : Interior Parapet Wall									
Metal: Cage/Fence	5%			2032	**	5-10	\$2,200		
Pre-Cast Concrete	10%	0-2	\$2,200	LIFE	**	5	\$3,600		
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%									
Location : Throughout Coping									
Roof									
Single Ply Membrane	80%	Now	\$142,300	2032	**				
Blisters, Extent : Moderate, Area Affected : 20%									
Location : Along Parapet Walls									
Drains Clogged, Extent : Light, Area Affected : 10%									
Location : Second Floor Next To Elevator									
Patching Evident, Extent : Moderate, Area Affected : 20%									
Location : Throughout Main Roof									
Ponding, Extent : Moderate, Area Affected : 15%									
Location : Second Floor Next To Elevator And At Skylights									
Seams Open/Split, Extent : Moderate, Area Affected : 20%									
Location : Throughout									
Skylight, Metal/Glass	20%			2047	**	10	\$35,400		
Interior									
Floors									
Carpet	75%			2028	\$664,200	3	\$73,800		
Recent Replace Evident, Extent : Light, Area Affected : 100%									
Location : Throughout									
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		

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

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

Asset # : 4219

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

Interior

Interior Walls

Ceramic Tile	5%				2036	**	5	\$5,900	
Concrete Masonry Unit	70%	0-2		\$193,800	LIFE	**	5	\$33,000	

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

Location : Stairwells

Folding Partition	5%	Now		\$24,800	2035	**	5	\$7,400	
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Unit Inoperable, Extent : Light, Area Affected : 5%

Location : 2nd Floor, Adjacent To Elevator Lobby

Gypsum Board	15%				LIFE	**	5	\$10,600	
Metal Panel	5%				LIFE	**			

Ceilings

AcousTileConcealSpLn	20%				2044	**	5	\$16,200	
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Recent Replace Evident, Extent : Light, Area Affected : 100%

Location : Throughout

Exposed Concrete	80%				LIFE	**	5	\$8,100	
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Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Service Equipment

Molded Case Bkrs	100%				2027	\$2,700	5	\$600	
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room / 3rd Floor

Explanation : Main Service Disconnect Switch Rated At 1,000 Amperes.

Switchgear / Switchboard

Molded Case Bkrs	100%				2027	\$34,200	5	\$600	
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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	
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Water Main

Explanation : Corroded

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Asset # : 4219

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting									
	Interior Lighting								
	Fluorescent	95%			2032	* *	10	\$18,500	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : T-8 Lamps							
	Fluorescent	5%			2032	* *	10	\$1,000	
		Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
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%							
Alarm									
	Security System								
	No Component	40%							
	Generic	60%			2035	* *	1	\$4,800	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Reading Areas And Outside							
		Explanation : CCTV Surveillance Camera System							
Fire/Smoke Detection									
	Generic, Digital	100%			2035	* *	1-3	\$13,100	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Strobe Lights, Manual Pull Stations, Horns, Smoke Detectors, Alarm Bells							

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%			2037	* *	1		
	Conversion Equipment								
	Hot Water Boiler	100%			2044	* *	1	\$10,500	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : 3rd Floor Mechanical 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	
	Convactor/Radiator	40%			2032	* *	1	\$2,800	
Air Conditioning									

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

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

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

Asset # : 4219

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Energy Source								
	Electricity	100%			2043	* *	1		
Conversion Equipment									
	Reciprocating Compr/Chiller	85%			2022	\$152,000	1	\$8,400	
		R-22 Refrigerant, Extent : Light, Area Affected : 85% Location : 3rd Floor Mechanical Room							
	Split Unit	15%			2032	* *			
		Other Observation, Extent : Light, Area Affected : 15% Location : Roof Explanation : 1 Unit. R-410a.							
Terminal Devices									
	Air Handler/Dir Expansion	85%			2022	\$200,300	1		
	Fan Coil - 2 Pipe	15%			2032	* *	1	\$1,000	
Heat Rejection									
	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									
	Gas Fired	100%			2025	\$12,900	2	\$300	
Sanitary Piping									
	Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping									
	Cast Iron	100%			LIFE	* *	1		
Fixtures									
	Generic	100%							
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE	* *			
		Other Observation, Extent : Light, Area Affected : 100% Location : 1st To 3rd Floors Explanation : 1 Unit							

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

Estimates are rounded to the nearest hundred dollars.

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

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

Print Date : 12-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
Program / Asset # : NPL0006.000 / 4220 **Yr Built/Renovated** : 1964 / 2003
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



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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
	Exterior Walls								
	Glazed Ceramic Panel	5%			LIFE	* *	5	\$6,400	
	Masonry: Brick	95%			LIFE	* *	5	\$26,100	
	Recent Repair Evident, Extent : Light, Area Affected : 100%								
	Location : All Facades Repointed								
Windows									
	Aluminum	100%			2049	* *	5	\$5,200	
	Recent Replace Evident, Extent : Light, Area Affected : 100%								
	Location : Throughout								
Parapets									
	Masonry: Brick	90%			LIFE	* *	5	\$2,700	
	Recent Repair Evident, Extent : Light, Area Affected : 100%								
	Location : All Parapets Repointed								
	Pre-Cast Concrete	10%			LIFE	* *	5	\$1,900	
Roof									
	Copper/Terne	5%	Now	\$1,600	2042	* *			
	Water Penetration, Extent : Moderate, Area Affected : 20%								
	Location : Over Emergency Stairs								
	Modified Bitumen	95%	Now	\$61,200	2022	\$306,200			
	Alligatoring, Extent : Moderate, Area Affected : 25%								
	Location : Throughout								
	Blisters, Extent : Moderate, Area Affected : 20%								
	Location : Adjacent To Bulkhead And Throughout								
	Ponding, Extent : Moderate, Area Affected : 30%								
	Location : Various Locations Throughout								
	Water Penetration, Extent : Moderate, Area Affected : 20%								
	Location : 2nd Floor Corridor, Above Multi-purposed Room, At Egress Stair								
Interior									
	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 : Light, Area Affected : 100%								
	Location : Bathrooms								
	Explanation : Slated For 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, Extent : Moderate, Area Affected : 10%								
	Location : Basement Corridors								

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

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Ceramic Tile	5%			2030	\$25,100	5	\$900	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Bathrooms								
Explanation : Slated For Upgrade In 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 Penetration, Extent : Moderate, Area Affected : 20%								
Location : Multipurpose Room								
AcousTileSusp.Lay-In	15%			2040	**	5	\$4,700	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Children Reading Room								
Explanation : Wire Suspended								
Exposed Concrete	35%			LIFE	**	5	\$1,700	
Plaster	10%	Now	\$4,400	LIFE	**	5	\$2,000	
Cracking/Crumbling, Extent : Severe, Area Affected : 10%								
Location : Rear Emergency Stairwell								
Paint Peeling, Extent : Moderate, Area Affected : 5%								
Location : Rear Emergency Stairwell								
Wood	5%			LIFE	**	5	\$13,700	

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	100%			2057	**	5	\$600	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Electrical Room Outside								
Explanation : One 400 Ampere Main Disconnect 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	

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

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	\$300	
Stand-by Power								
Transfer Switches								
Automatic	100%			2047	* *	1	\$6,500	
Lighting								
Interior Lighting								
Fluorescent	10%			2035	* *	10	\$1,900	
	Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%							
	Location : Throughout The Building							
Fluorescent	60%			2022	\$133,400	10	\$11,500	
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Throughout The Building							
	Explanation : Using T-12 Lamps							
Fluorescent	30%			2035	* *	10	\$5,800	
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : 2nd Floor Reading Area							
	Explanation : T-8 Lamps							
Egress Lighting								
Emergency, Battery	20%			2037	* *	10	\$1,000	
Emergency, Battery	30%			2022	\$9,000	10	\$1,500	
Exit, Service	40%			2022	\$1,300	1		
Exit, Service	10%			2037	* *	1		
Exterior Lighting								
HID	100%			2037	* *	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 Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Plant Campus Steam / PRV	100%			2047	* *	1		
				Other Observation, Extent : Severe, Area Affected : 100%					
				Location : Basement					
				Explanation : Heat Supplied From Adjoining Health Building					

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Conversion Equipment								
	Steam Boiler	100%			2032	* *	1	\$20,800	
			Other Observation, Extent : Severe, Area Affected : 100%						
			Location : Basement						
			Explanation : One Boiler Located In Adjacent Health Building						
	Distribution								
	Central Plant Steam	100%			2037	* *	4	\$1,600	
	Piping/Pmp								
	Terminal Devices								
	Convactor/Radiator	100%			2025	\$111,300	1	\$6,800	
Air Conditioning									
	Energy Source								
	Electricity	100%			2043	* *	1		
	Conversion Equipment								
	Exterior Pkg Unit -	100%			2027	\$168,400	2	\$1,300	
	Cooling								
			R-22 Refrigerant, Extent : Light, Area Affected : 100%						
			Location : Roof						
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2	\$27,300	
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$11,700	
	Exhaust Fans								
	Roof	100%			2027	\$34,500	2	\$600	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2027	\$155,000	1		
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE	* *			
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Basement To 2nd Floor						
			Explanation : One Unit						

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** 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 : 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



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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Concrete Masonry Unit	38%			LIFE	**	5	\$20,500	
	Concrete Masonry Unit	5%	Now	\$37,600	LIFE	**	5	\$2,700	
Diagonal Cracks, Extent : Moderate, Area Affected : 15%									
Location : West Facade At Base And 2nd Story Adjacent To Generator									
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%									
Location : West Facade At Base And 2nd Story Adjacent To Generator									
	Glass Block	5%			LIFE	**	5	\$2,700	
Other Observation, Extent : Light, Area Affected : 100%									
Location : West Facade At Stairs									
Explanation : Component Actually Insulated Fritted Glass Panels									
	Metal/Glass Curt Wall	25%			LIFE	**	5	\$40,400	
	Metal Panel	5%			2054	**	5-10	\$29,700	
	Metal Sect. OHD	2%			2045	**	5	\$5,400	
	Granite Panels	20%			LIFE	**	5	\$12,900	
Windows									
	Aluminum	95%			2044	**	5	\$4,800	
	Metal Louvers	5%			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									
	Metal Panel	50%			2045	**	10	\$34,800	
	Modified Bitumen	30%	4+	\$8,200	2036	**			
Blisters, Extent : Light, Area Affected : 15%									
Location : Lowere Roof Where Generator Is Located									
	Plaza Roof: Stone Panels	10%			2048	**			
	Skylight, Metal/Glass	10%			2054	**	10	\$12,700	
Soffits									
	Metal Panel	100%			2054	**	5-10	\$39,700	
Interior									
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	
Seams Open/Split, Extent : Light, Area Affected : 15%									
Location : Office Corridors									
	Terrazzo	10%			LIFE	**	5	\$8,700	

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

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

Interior

Interior Walls

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	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Adjacent To Main Entrance</i>								

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

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2048	**	5	\$300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Switch Rated At 4000 Amperes</i>								

Transformers

Dry Type	100%			2041	**	5	\$300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 45 Kilovolt-ampere, 208/120v</i>								

Switchgear / Switchboard

Fused Disc Sw	100%			2048	**	5	\$300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 6- Vertical Sections</i>								

Raceway

Conduit	100%			2048	**	1		
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Panelboards

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

Wiring

Thermoplastic	100%			2048	**	1		
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Motor Controllers								
	Locally Mounted	10%			2041	**	5	\$100	
	Variable Frequency Drive	90%			2041	**			
Ground									
	Grounding Devices								
	Generic	100%			LIFE	**	5	\$1,100	
Stand-by Power									
	Transfer Switches								
	Automatic	100%			2041	**	1	\$22,900	
	Generators								
	Diesel	100%			2037	**	1	\$28,800	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Roof								
	Explanation : Emergency Generator Rated At 569 Kilovolt-ampere								
	Batteries								
	Lead/Acid	100%			2022	\$1,600	5	\$2,800	
	Fuel Storage								
	Main Tank	100%			2056	**	5	\$2,200	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Basement								
	Explanation : 250 Gallon Capacity								
Lighting									
	Interior Lighting								
	Fluorescent	70%			2033	**	10	\$47,800	
	T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
	Location : Throughout The Building								
	Fluorescent	30%			2033	**	10	\$20,500	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Throughout The Building								
	Explanation : Compact Fluorescent Lamps								
	Egress Lighting								
	Emergency, Service	50%			2033	**	1		
	Exit, LED	50%			2056	**	1		
	Exterior Lighting								
	HID	20%			2033	**	10		
	No Component	80%							
Lightning Protection									
	Arresters/Cabling								
	Generic	100%			2056	**	5	\$2,200	
Alarm									
	Security System								
	No Component	30%							
	Generic	70%			2033	**	1	\$19,500	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Reading Areas, Basement And Hallways								
	Explanation : CCTV Surveillance Cameras								

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Asset # : 13852

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

Alarm

Fire/Smoke Detection

Generic, Digital

100%

2033

* *

1-3

\$47,300

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

Location : Throughout The Building

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

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

Heating

Energy Source

Natural Gas

100%

2048

* *

1

Conversion Equipment

Hot Water Boiler

100%

2033

* *

1

\$36,800

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

Location : Basement Boiler Room

Explanation : 9 Small Units

Distribution

Hot Wtr Piping/Pump

100%

2044

* *

4

\$3,700

Terminal Devices

Air Handler

70%

2033

* *

1

\$32,200

Convactor/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 Affected : 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

Ductwork/Diffusers

100%

LIFE

* *

2-5

\$41,500

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
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 : Light, Area Affected : 100%								
	Location : Various Areas								
	Explanation : Units Installed 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 : Light, Area Affected : 100%								
	Location : 2 Units From Cellar To 5th Floor, 1 Unit From Cellar To 4th Floor								
	Explanation : 3 Units, 2 Public, 1 Staff								
Fire Suppression									
	Standpipe								
	No Component	50%							
	Generic	50%			2048	**	1-5	\$19,500	
	Other Observation, Extent : Light, Area Affected : 50%								
	Location : Emergency Stairways								
	Explanation : Emergency Stairways Only								
	Sprinkler								
	Generic	100%			2048	**	1-2	\$20,900	
	Fire Pump								
	Generic	100%			2037	**	1	\$13,900	

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

Print Date : 12-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
Program / Asset # : NPL0001.000 / 1924 **Yr Built/Renovated** : 1924 / 2011
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



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

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

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: 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									
	Copper/Terne	60%			2042	**	10	\$376,000	
	Other Observation, Extent : Light, Area Affected : 50%								
	Location : Lower Roof								
	Explanation : Sealed With A Rubbery Compound								
	IRMA/Protected Membrane	5%			2027	\$114,900	10	\$12,500	
	Metal Panel	5%			2040	**	10	\$23,000	
	Modified Bitumen	15%			2035	**	10	\$37,600	
	Single Ply Membrane	5%			2027	\$228,300	10	\$12,500	
	Skylight, Metal/Glass	5%			2037	**	10	\$41,800	
	Recent Repair Evident, Extent : Light, Area Affected : 100%								
	Location : Bartos Room								
	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	45%	Now	\$852,500	LIFE	**	5	\$306,900	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 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	
	Repairs in Progress, Extent : Light, Area Affected : 100%								
	Location : Main Reading Room								

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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority	
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost		
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		
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Main Reading Room									
Explanation : Repairs In Progress									
Ceilings									
	AcousTileConcealSpLn	5%		2032	**	5	\$75,600		
	AcousTileSusp.Lay-In	5%		2040	**	5	\$60,500		
	Exposed Concrete	12%		LIFE	**	5	\$22,700		
Other Observation, Extent : Light, Area Affected : 100%									
Location : Area Under Bryant Park									
Explanation : Stack / Archive Storage									
	Exposed Struc: Steel	8%		LIFE	**				
Other Observation, Extent : Light, Area Affected : 100%									
Location : Below Main Reading Room									
Explanation : Book Stacks									
	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 Affected : 35%									
Location : Main Reading Room									
	Plaster	12%		LIFE	**	5	\$90,700		

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component	% of	Fail Date	Estimated Cost	Year	Estimated Cost	Cycle	Estimated Cost	Priority
	Type	Total	(Years)		FY		(Yrs)		
Over 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2057	* *	3	\$2,800	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : Two 3000 Ampere Main Disconnect Switches							
	Transformers								
	Dry Type	100%			2047	* *	3	\$3,600	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : Two 750 Kilovolt-ampere, 208 Pri 10kv - 480/277 Sec							

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

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

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Over 600 Volts									
	Feeders								
	Cable	100%			2052	**	1		
	Raceway								
	Conduit	100%			2057	**	1		
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	60%			2057	**	5	\$1,700	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : One 2500 Ampere, One 2000 Ampere And Two 1200 Ampere Main Disconnect Switches							
	Fused Disc Sw	40%			2027	\$58,000	5	\$1,100	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : One 1600 Ampere And Two 1200 Ampere Main Disconnect Switches							
Transformers									
	Dry Type	100%			2025	\$18,200	5	\$2,400	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : 225 Kilovolt-ampere, 112 Kilovolt-ampere, 93 Kilovolt-ampere, 75 Kilovolt-ampere 480/277 Pri - 208/120 Sec							
Switchgear / Switchboard									
	Fused Disc Sw	60%			2057	**	5	\$1,700	
	Fused Disc Sw	40%			2027	\$179,900	5	\$1,100	
Raceway									
	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		
		Insulation Aged, Extent : Moderate, Area Affected : 100%							
		Location : Old Sections							
	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 Drive	10%			2047	**			
Ground									

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

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

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

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

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

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

Lighting

Exterior Lighting
Fluorescent

100%
 2022 \$2,384,300 10 \$59,200
Other Observation, Extent : Moderate, Area Affected : 100%
Location : Outside Light Poles
Explanation : Compact Fluorescent 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		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	

Heating

Energy Source

Utility Steam

90%

2037

* *

1

Electricity

10%

2037

* *

1

Conversion Equipment

Heat Exchanger, Plate &
Frame

80%

2023

\$802,600

1

\$255,800

Pres. Reducing
Valve/LP Steam

10%

2036

* *

5

\$3,800

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

Convactor/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

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

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
Conversion Equipment									
	Centrifugal, Elec Chiller	35%			2030	\$2,759,600	1	\$244,900	
		Other Observation, Extent : Light, Area Affected : 35%							
		Location : Basement							
		Explanation : R123 Refrigerant							
	Centrifugal, Elec Chiller	35%			2042	**	1	\$244,900	
		R-134a Refrigerant, Extent : Light, Area Affected : 100%							
		Location : Lower Engine Room							
	Reciprocating Compr/Chiller	20%			2027	\$1,182,700	1	\$60,000	
		R-22 Refrigerant, Extent : Light, Area Affected : 20%							
		Location : Basement							
	No Component	10%							
Distribution									
	CW & CHW Wtr	90%			2037	**	4	\$43,000	
	Pipe/Pump								
	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									
	Interior	90%			2027	\$2,230,800	2	\$17,800	
	Roof	10%			2027	\$115,700	2	\$2,000	
Plumbing									
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)									
	Non-Submersible	100%			2022	\$106,200	4	\$20,500	
Sewage Ejector(s)									
	Electric	100%			2022	\$200,700	4	\$38,600	

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Backflow Preventer								
	No Component	50%							
	Generic	50%			2032	* *	1	\$19,800	
Fixtures									
	Generic	100%							
Vertical Transport									
	Elevators								
	Geared Traction	80%			LIFE	* *			
		Other Observation, Extent : Light, Area Affected : 80%							
		Location : 3 Units From Ground, 1st To 3rd Floor, 1 Unit From 1st To 3rd Floor, 1 Freight Unit From 1st To 3rd Floor							
		Explanation : 5 Units							
	Hydraulic	20%			LIFE	* *			
		Other Observation, Extent : Light, Area Affected : 20%							
		Location : Basement To Attic							
		Explanation : 1 Unit							
Fire Suppression									
	Standpipe								
	Generic	100%			2037	* *	1-5	\$326,100	
Sprinkler									
	No Component	95%							
	Generic	5%			2047	* *	1-2	\$9,100	

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

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
Program / Asset # : NPL0C01.000 / 13325 **Yr Built/Renovated** : 1903 / 2001
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		\$431,700

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



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

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	52%			LIFE	**	5	\$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	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Rear Facade								
Explanation : Protective Metal Grilles								
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/Eroded, Extent : Moderate, Area Affected : 20%								
Location : Street Facade								
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	
Interior								
Floors								
Carpet	5%	4+	\$700	2027	\$14,200	3	\$1,600	
Wrinkling, Extent : Moderate, Area Affected : 5%								
Location : Childrens Reading Area - 3rd 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	
Deteriorated Finish, Extent : Moderate, Area Affected : 20%								
Location : Throughout 3rd Floor Public Spaces								
Interior Walls								
Ceramic Tile	5%			2031	**	5	\$1,800	
Glass: Single Pane	5%			LIFE	**	5	\$1,400	
Marble Panels	2%			LIFE	**			
Plaster	83%			LIFE	**	5	\$9,100	
Wood	5%			LIFE	**	5	\$7,300	

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
	Ceilings								
	AcousTileSusp.Lay-In	5%	4+	\$900	2033	* *	5	\$500	
		Misaligned/Bulging, Extent : Moderate, Area Affected : 15%							
		Location : Basement, Staff Areas							
		Staining/Discoloring, Extent : Moderate, Area Affected : 15%							
		Location : Basement, 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	* *			
		Tripping Hazard, Extent : Moderate, Area Affected : 5%							
		Location : Proximate To Main Entrance							
	Activity Yard								
	Cast in Place Concrete	100%			2033	* *			

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%			2038	* *	5	\$100	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Switch Rated At 800 Amperes.								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2038	* *	5	\$400	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Electrical Room								
Explanation : 1- Vertical Section								
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	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	\$200	

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

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting									
	Interior Lighting								
	Fluorescent	80%			2028	\$119,000	10	\$10,300	
		T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
	Fluorescent	20%			2028	\$29,700	10	\$2,600	
		Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%							
		Location : Reading Areas And Hallways							
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, Area Affected : 100%							
		Location : Reading Areas And Hallways							
		Explanation : CCTV Surveillance Cameras							
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, Alarm Bells, Smoke Detectors And Horns							
Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2038	* *	1		
Conversion Equipment									
	Furnace	60%			2028	\$19,700	1	\$4,200	
		Other Observation, Extent : Light, Area Affected : 60%							
		Location : Roof							
		Explanation : 6 Rooftop Package Units							
	Hot Water Boiler	40%			2026	\$42,900	1	\$2,800	
		Other Observation, Extent : Light, Area Affected : 40%							
		Location : Basement Boiler Room							
		Explanation : 1 Old Set Unit - 3 Boilers							
Distribution									
	Hot Wtr Piping/Pump	40%			2036	* *	4	\$300	
	No Component	60%							

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Terminal Devices								
	Convactor/Radiator	40%			2033	* *	1	\$1,800	
	No Component	60%							
Air Conditioning									
	Energy Source								
	Electricity	100%			2036	* *	1		
	Conversion Equipment								
	Ext Pkg Unit - Heating/Cooling	100%			2028	\$174,100	2	\$900	
		Other Observation, Extent : Light, Area Affected : 60%							
		Location : Roof							
		Explanation : 6 Rooftop Package Units. R-22							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$7,800	
	Exhaust Fans								
	Roof	100%			2028	\$23,100	2	\$400	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2038	* *	1		
	Water Heater								
	Electric	100%			2027	\$12,300	4	\$100	
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE	* *			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement To 4th Floor							
		Explanation : 1 Unit							
Fire Suppression									
	Sprinkler								
	No Component	80%							
	Generic	20%			2054	* *	1-2	\$800	

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

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
Program / Asset # : NPL0C02.000 / 13326 **Yr Built/Renovated** : 1974 / 2007
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



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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick	58%			LIFE	**	5	\$7,800	
	Masonry: Brick	2%	4+	\$900	LIFE	**	5	\$300	
Cracking/Crumbling, Extent : Light, Area Affected : 2%									
Location : North Facade									
	Window Wall	40%			2053	**	5	\$20,200	
Recent Replace Evident, Extent : Light, Area Affected : 60%									
Location : West Facade									
Windows									
	Aluminum	100%	4+	\$2,900	2043	**	5	\$700	
Broken/Missing Elements, Extent : Light, Area Affected : 20%									
Location : Insect Screens Missing Throughout									
Parapets									
	Masonry: Brick	10%			LIFE	**	5	\$100	
	Metal Panel	75%	Now	\$6,900	2037	**	5	\$800	1
Caulking Deteriorated, Extent : Severe, Area Affected : 75%									
Location : At Aluminum Copings									
	Metal: Cage/Fence	15%	2-4	\$1,800	2047	**	5	\$300	
Broken/Missing Elements, Extent : Moderate, Area Affected : 60%									
Location : Throughout Roof Fencing									
Deformed/Dented, Extent : Severe, Area Affected : 60%									
Location : Throughout Roof Fencing									
Deteriorated Finish, Extent : Severe, Area Affected : 60%									
Location : Throughout Roof Fencing									
Roof									
	Modified Bitumen	100%	2-4	\$216,000	2027	\$360,100			
Blisters, Extent : Severe, Area Affected : 75%									
Location : Throughout Roof									
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									
	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	\$200	
Site Enclosure									
	Fence/Gates								
	Chain Link	100%			2037	**			
Site Pavements									
	Public Sidewalk								
	Cast in Place Concrete	100%			2040	**			

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

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

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

Site Pavements

On-Site Walkways

Cast in Place Concrete	100%		2040	**	
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Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Service Equipment

Molded Case Bkrs	100%		2037	**	5	\$300
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room

Explanation : One 600 Amperes Service

Switchgear / Switchboard

Molded Case Bkrs	100%		2037	**	5	\$300
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Raceway

Conduit	70%		2027	\$23,200	1	
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Conduit	30%		2037	**	1	
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Panelboards

Molded Case Bkrs	100%		2035	**	5	\$300
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Wiring

Thermoplastic	70%		2047	**	1	
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Thermoplastic	30%		2037	**	1	
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Motor Controllers

Locally Mounted	70%		2025	\$11,200	5	
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Locally Mounted	30%		2040	**	5	
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Ground

Grounding Devices

Not Accessible	100%					
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Lighting

Interior Lighting

Fluorescent	80%		2032	**	10	\$7,100
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T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%

Location : Throughout

Fluorescent	10%		2027	\$10,200	10	\$900
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T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%

Location : Throughout

Incandescent	10%		2027	\$10,200	2	
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Egress Lighting

Emergency, Service	40%		2032	**	1	
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Exit, Service	60%		2032	**	1	
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Exterior Lighting

HID	100%		2027	\$38,500	10	
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Alarm

Security System

Generic	100%		2032	**	1	\$3,600
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Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

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

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

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

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

Alarm

Fire/Smoke Detection

Generic, Digital

100%

2027

\$105,700

1-3

\$6,100

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

Heating

Energy Source

Natural Gas

100%

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

40%

2032

* *

1

\$2,400

*On Extended Life, Extent : Moderate, Area Affected : 100%**Location : Basement*

Convector/Radiator

60%

2040

* *

1

\$1,900

Air Conditioning

Energy Source

Electricity

100%

2043

* *

1

Conversion Equipment

Reciprocating

90%

2032

* *

1

\$4,000

Compr/Chiller

Split Unit

10%

2032

* *

Distribution

Ductwork/Diffusers

100%

LIFE

* *

2

\$12,500

Terminal Devices

Air Handler/Cool/Ht

100%

0-2

\$64,300

2032

* *

1

\$5,400

*On Extended Life, Extent : Moderate, Area Affected : 100%**Location : Basement*

Heat Rejection

Dry Cooler

90%

2032

* *

2

\$6,000

No Component

10%

Ventilation

Distribution

Ductwork/Diffusers

100%

LIFE

* *

2-5

\$5,400

Exhaust Fans

Interior

60%

0-2

\$12,200

2032

* *

2

\$100

*On Extended Life, Extent : Moderate, Area Affected : 60%**Location : Basement*

Roof

40%

2027

\$6,300

2

\$100

Plumbing

H/C Water Piping

Galvanized Steel

100%

2040

* *

1

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Water Heater								
	Electric	100%			2026	\$8,400	4	\$100	
		Recent Replace Evident, Extent : Light, Area Affected : 100%							
		Location : Basement Mechanical Room							
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement Mechanical Room							
		Explanation : Instantaneous Type Heater-No Storage							
Sanitary Piping									
	Cast Iron	100%	4+	\$35,000	LIFE	* *	1		
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
		Explanation : Strong Sewage Smell - Could Be Underground Break In Piping							
Storm Drain Piping									
	Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)									
	Non-Submersible	100%			2022	\$1,500	4	\$300	
Fixtures									
	Generic	100%							

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

Print Date : 12-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
Program / Asset # : NPL0C03.000 / 13327 **Yr Built/Renovated** : 1909 / 2013
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



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

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

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick	40%	Now	\$73,800	LIFE	* *	5	\$11,600	
		Diagonal Cracks, Extent : Moderate, Area Affected : 10%							
		Location : Corners							
		Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%							
		Location : East Facade							
		Patching Evident, Extent : Moderate, Area Affected : 30%							
		Location : East Facade							
		Worn/Eroded, Extent : Moderate, Area Affected : 25%							
		Location : East Facade							
	Masonry: Granite	5%			LIFE	* *	5	\$1,100	
	Masonry: Limestone	50%	Now	\$166,900	LIFE	* *	5	\$10,800	
		Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 10%							
		Location : Over Main Entrance							
		Staining/Discoloring, Extent : Moderate, Area Affected : 15%							
		Location : Street Facade							
	Stucco Cement	5%	Now	\$4,400	2032	* *	5	\$1,800	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : Bulkheads							
		Diagonal Cracks, Extent : Moderate, Area Affected : 10%							
		Location : Bulkheads							
Windows									
	Aluminum	68%	Now	\$12,600	2035	* *	5	\$1,400	
		Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 25%							
		Location : Throughout							
		Hardware Missing, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							
	Aluminum	30%			2035	* *	5	\$1,300	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Street Level							
		Explanation : Protective Metal Grilles							
	Metal Louvers	2%			2036	* *	10	\$500	

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior	Parapets								
	Masonry: Brick	15%	Now	\$2,300	LIFE	* *	5	\$200	
		Diagonal Cracks, Extent : Moderate, Area Affected : 20% Location : Street Facade (Interior Wall) Spalling, Extent : Moderate, Area Affected : 25% Location : Throughout Other Observation, Extent : Light, Area Affected : 100% Location : 50 Interior Face Of Parapet - 10th Avenue Façade Explanation : Stucco Finish							
	Masonry: Brick	45%	Now	\$34,300	LIFE	* *	5	\$600	1
		Diagonal Cracks, Extent : Severe, Area Affected : 15% Location : Interior Face Of Parapet Jnt Mortar Miss/Erod, Extent : Severe, Area Affected : 50% Location : Throughout Loose Units, Extent : Moderate, Area Affected : 15% Location : Rear Facade Miss/Damaged Flashings, Extent : Moderate, Area Affected : 20% Location : Throughout Spalling, Extent : Severe, Area Affected : 50% Location : Throughout Vertical Cracks, Extent : Moderate, Area Affected : 10% Location : Corners							
	Masonry: Limestone	10%	Now	\$13,800	LIFE	* *	5	\$200	
		Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25% Location : Coping Caulking Deteriorated, Extent : Moderate, Area Affected : 25% Location : Coping Vegetation Growth, Extent : Moderate, Area Affected : 20% Location : Throughout Worn/Eroded, Extent : Moderate, Area Affected : 25% Location : Throughout							
	Metal Panel	5%			2047	* *	5	\$200	
	Metal: Cage/Fence	25%	Now	\$6,600	2047	* *	5	\$1,000	
		Corrosion/Rusting, Extent : Moderate, Area Affected : 25% Location : Throughout Deteriorated Finish, Extent : Moderate, Area Affected : 35% Location : Throughout							

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

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

Exterior

Roof

Modified Bitumen	90%	2-4	\$15,200	2032		**			
<i>Blisters, Extent : Light, Area Affected : 20%</i>									
<i>Location : Upper Roof</i>									
<i>Debris Present, Extent : Moderate, Area Affected : 15%</i>									
<i>Location : At Roof Drains</i>									
<i>Vegetation Growth, Extent : Moderate, Area Affected : 20%</i>									
<i>Location : Throughout</i>									
Modified Bitumen	10%	Now	\$3,400	2027		\$16,900			
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>									
<i>Location : At Roof Penetration - Lower Roof</i>									

Interior

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	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : Stairs To Roof</i>									

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	

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%			2047		**	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>									
<i>Location : Electrical Room</i>									
<i>Explanation : One 800 Amperes Main Disconnect Switch</i>									

Switchgear / Switchboard

Fused Disc Sw	100%			2047		**	5	\$100	
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Raceway

Conduit	100%			2047		**	1		
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NEW YORK PUBLIC LIBRARY - 035
COLUMBUS BRANCH LIBRARY
Asset # : 13327

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
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, Extent : Moderate, Area Affected : 100%								
	Location : Throughout The Building								
	Fluorescent	2%			2032	* *	10	\$200	
	Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%								
	Location : Throughout The Building								
	Fluorescent	10%			2032	* *	10	\$1,100	
	T-5 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%								
	Location : Hallways								
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			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%			2047	* *	1		
	Conversion Equipment								
	Furnace	50%			2032	* *	1	\$2,900	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Roof							
		Explanation : 2 Units							
	Hot Water Boiler	50%			2047	* *	1	\$2,900	
		Recent Installation, Extent : Light, Area Affected : 100%							
		Location : 1 Boiler In Boiler Room							

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Distribution								
	Hot Wtr Piping/Pump	100%			2043	**	4	\$600	
	Terminal Devices								
	Convactor/Radiator	100%			2032	**	1	\$3,700	
Air Conditioning									
	Energy Source								
	Electricity	100%			2043	**	1		
	Conversion Equipment								
	Ext Pkg Unit - Heating/Cooling	100%			2032	**	2	\$700	
	R-22 Refrigerant, Extent : Moderate, Area Affected : 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 Installation, 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	**			
	Other Observation, Extent : Light, Area Affected : 100% Location : Basement To 2nd Floor Explanation : One Unit								

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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
Program / Asset # : NPL0007.000 / 4221 **Yr Built/Renovated** : 1941 / 1990
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



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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
	Exterior Walls								
	Masonry: Brick	25%			LIFE	* *	5	\$8,900	
		Sidewalk Shed in Use, Extent : Severe, Area Affected : 100%							
		Location : Due To Loose And Delaminating Stones - Entry Facade							
	Masonry: Brick	65%	Now	\$147,200	LIFE	* *	5	\$23,100	
		Diagonal Cracks, Extent : Moderate, Area Affected : 5%							
		Location : Chimney							
		Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%							
		Location : East Facade, West Facade							
		Worn/Eroded, Extent : Moderate, Area Affected : 25%							
		Location : West Facade, East Facade							
	Pre-Cast Concrete	3%	Now	\$7,400	LIFE	* *	5	\$3,500	1
		Broken/Missing Elements, Extent : Severe, Area Affected : 25%							
		Location : Window Details - Street Facade - Above Main Entrance							
	Slate Panels	5%	Now	\$98,100	LIFE	* *	5	\$1,300	
		Broken/Missing Elements, Extent : Severe, Area Affected : 100%							
		Location : Window Sills - East, West, South Facades							
		Cracking/Crumbling, Extent : Severe, Area Affected : 100%							
		Location : Window Sills - East, West, South Facades							
		Spalling, Extent : Severe, Area Affected : 50%							
		Location : Window Sills - East, West, South Facades							
	Wood	2%	Now	\$39,400	2047	* *	5	\$1,800	1
		Dry Rot/Decay, Extent : Severe, Area Affected : 100%							
		Location : Trim At Windows - East, West, South Facades							
Windows									
	Aluminum	40%	Now	\$17,400	2043	* *	5	\$2,000	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 10%							
		Location : 3rd Floor Windows							
		Hardware Missing, Extent : Moderate, Area Affected : 10%							
		Location : 3rd Floor Windows							
	Steel	60%	0-2	\$326,100	2052	* *	5	\$36,900	1
		Corrosion/Rusting, Extent : Severe, Area Affected : 35%							
		Location : East Facade, West Facade							
		Deteriorated Finish, Extent : Severe, Area Affected : 100%							
		Location : East Facade, West Facade							
		Thermally Inefficient, Extent : Moderate, Area Affected : 100%							
		Location : East Facade, West Facade							

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Parapets									
	Cast Stone/Terra Cotta	5%			LIFE	* *	5	\$1,700	
	Masonry: Brick	25%	Now	\$13,500	LIFE	* *	5	\$1,100	
	Loose/Delam Surface, Extent : Moderate, Area Affected : 25%								
	Location : Interior Face Of North Parapet								
	Misaligned/Bulging, Extent : Light, Area Affected : 20%								
	Location : North Parapet Wall								
	Spalling, Extent : Moderate, Area Affected : 25%								
	Location : Interior Face Of North Parapet								
	Masonry: Brick	63%	Now	\$51,100	LIFE	* *	5	\$2,800	
	Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%								
	Location : East And West Parapets								
	Misaligned/Bulging, Extent : Moderate, Area Affected : 25%								
	Location : Throughout								
	Spalling, Extent : Moderate, Area Affected : 25%								
	Location : East And West Parapets								
	Worn/Eroded, Extent : Moderate, Area Affected : 35%								
	Location : East And West Parapets								
	Masonry: Limestone	2%	Now	\$2,000	LIFE	* *	5	\$100	
	Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%								
	Location : Coping At Parapet Over Mezzanine								
	Caulking Deteriorated, Extent : Moderate, Area Affected : 25%								
	Location : Coping At Parapet Over Mezzanine								
	Metal Security Bars	2%	Now	\$3,400	2067	* *			1
	Corrosion/Rusting, Extent : Severe, Area Affected : 50%								
	Location : At Roof Over Mezzanine								
	Loose/Miss Fasteners, Extent : Moderate, Area Affected : 25%								
	Location : At Roof Over Mezzanine								
	Metal: Cage/Fence	3%	Now	\$600	2032	* *	5	\$400	
	Corrosion/Rusting, Extent : Moderate, Area Affected : 25%								
	Location : At West Parapet								
	Deteriorated Finish, Extent : Moderate, Area Affected : 25%								
	Location : At West Parapet								

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Roof									
	Modified Bitumen	93%	Now	\$221,700	2037	**			1
		Blisters, Extent : Severe, Area Affected : 25%							
		Location : Over Third Floor							
		Debris Present, Extent : Severe, Area Affected : 25%							
		Location : Under Dunnage							
		Patching Evident, Extent : Light, Area Affected : 10%							
		Location : Throughout, 2011							
		Ponding, Extent : Moderate, Area Affected : 50%							
		Location : Over Third Floor							
		Seams Open/Split, Extent : Severe, Area Affected : 25%							
		Location : Over Third Floor							
		Water Penetration, Extent : Moderate, Area Affected : 10%							
		Location : Over 3rd Floor							
	Panel/Paver: Cer/Brk	5%	Now	\$9,900	2057	**			
		Cracking/Crumbling, Extent : Moderate, Area Affected : 25%							
		Location : Small Section Over Mezzanine							
		Miss/Damaged Flashings, Extent : Moderate, Area Affected : 25%							
		Location : Small Section Over Mezzanine							
		Vegetation Growth, Extent : Severe, Area Affected : 15%							
		Location : Mezzanine Roof							
		Worn/Eroded, Extent : Moderate, Area Affected : 25%							
		Location : Small Section Over Mezzanine							
	Skylight, Metal/Glass	2%			2037	**	10	\$1,100	
Interior									
Floors									
	Carpet	70%	4+	\$19,200	2026	\$384,900	3	\$42,800	
		Staining/Discoloring, Extent : Moderate, Area Affected : 25%							
		Location : Basement							
	Cast in Place Concrete	5%			LIFE	**	5	\$4,500	
	Ceramic Tile	5%			2036	**	5	\$2,000	
	Terrazzo	5%	0-2	\$10,000	LIFE	**	5	\$1,600	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : Stairs							
	Vinyl Tile	15%			2027	\$54,900	3	\$3,100	
Interior Walls									
	Ceramic Tile	3%			2030	\$93,100	5	\$3,200	
	Concrete Masonry Unit	5%			LIFE	**	5	\$2,100	
	Gypsum Board	82%			LIFE	**	5	\$52,300	
	Plaster	10%			LIFE	**	5	\$3,200	
Ceilings									
	AcousTileSusp.Lay-In	85%			2032	**	5	\$34,600	
	Gypsum Board	10%			LIFE	**	5	\$5,100	
	Plaster	5%			LIFE	**	5	\$1,300	

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

Electrical		Current Repair		Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
	Fused Disc Sw	100%		2027	\$2,700	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Two 400 Ampere Main Disconnect Switches</i>								
Raceway								
	Conduit	90%		2027	\$29,800	1		
	Conduit	10%		2047	* *	1		
Panelboards								
	Fused Disc Sw	5%		2026	\$1,200	5		
	Molded Case Bkrs	75%		2026	\$17,800	5	\$500	
	Molded Case Bkrs	20%		2026	\$4,700	5	\$100	
Wiring								
	Thermoplastic	80%		2027	\$23,500	1		
	Thermoplastic	20%		2047	* *	1		
Motor Controllers								
	Locally Mounted	60%		2025	\$28,800	5	\$100	
	Locally Mounted	40%		2040	* *	5	\$100	
Ground								
Grounding Devices								
	Generic	100%		LIFE	* *	5	\$300	
Lighting								
Interior Lighting								
	Fluorescent	30%		2032	* *	10	\$6,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Using T-8 Lamps</i>								
	Fluorescent	10%		2032	* *	10	\$2,100	
<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
	Fluorescent	60%		2022	\$148,400	10	\$12,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Using T-12 Lamps</i>								
Egress Lighting								
	Emergency, Battery	50%		2022	\$16,700	10	\$2,800	
	Exit, Service	50%		2022	\$1,800	1		
Exterior Lighting								
	HID	100%		2022	\$93,300	10	\$100	
Alarm								
Security System								
	No Component	80%						
	Generic	20%		2035	* *	1	\$1,700	
Fire/Smoke Detection								
	No Component	80%						
	Generic, Digital	20%		2032	* *	1-3	\$2,900	

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2047	**	1		
	Conversion Equipment								
	Steam Boiler	100%	Now	\$149,700	2047	**	1	\$20,800	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Boiler Room							
		Explanation : 4 Units - Inadequate Heat Output							
	Distribution								
	Central Plant Steam Piping/Pmp	100%	Now	\$39,100	2037	**	4	\$1,200	
		Leak Evident, Extent : Moderate, Area Affected : 5%							
		Location : Traps And Condensate Return Lines							
	Terminal Devices								
	Air Handler	40%			2035	**	1	\$5,800	
	Convactor/Radiator	60%			2040	**	1	\$4,500	
Air Conditioning									
	Energy Source								
	Electricity	100%			2043	**	1		
	Conversion Equipment								
	Exterior Pkg Unit - Cooling	35%			2035	**	2	\$500	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Roof							
		Explanation : Refrigerant Type 410a							
	No Component	65%							
	Terminal Devices								
	Fan Coil - 2 Pipe	35%			2032	**	1	\$2,600	
	No Component	65%							
	Heat Rejection								
	Air Cooled Condenser Unit	35%			2035	**	2	\$5,700	
	No Component	65%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$13,000	
	Exhaust Fans								
	Roof	100%			2027	\$38,400	2	\$700	
Plumbing									
	H/C Water Piping								
	Brass/Copper	20%			2037	**	1		
	Galvanized Steel	80%			2032	**	1		
	Water Heater								
	Gas Fired	100%			2025	\$14,100	2	\$300	
	Sanitary Piping								
	Cast Iron	100%			LIFE	**	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1		

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
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, Mezzanine, 2nd, 3rd Floor							
		Explanation : One Unit							
Fire Suppression									
	Sprinkler								
	No Component	85%							
	Generic	15%			2047	* *	1-2	\$1,000	

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

Print Date : 12-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
Program / Asset # : NPL0D01.000 / 13328 **Yr Built/Renovated** : 1974 / 1999
Area Sq Ft : 7,500 **Project Type** : NEW YORK PUBLIC LIBRARY
Date of Survey : 04-Apr-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



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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick	80%			LIFE	**	5	\$11,700	
	Panel/Paver: Limestone	20%			LIFE	**	5	\$2,200	
Windows									
	Aluminum	100%			2035	**	5	\$700	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Throughout								
	Explanation : Thermally Inefficient								
Parapets									
	Masonry: Limestone	10%			LIFE	**	5	\$100	
	Metal Panel	90%			2047	**	5	\$2,700	
Roof									
	Modified Bitumen	100%	4+	\$15,500	2032	**			
	Ponding, Extent : Light, Area Affected : 10%								
	Location : At Front Of Building By Entrance								
Interior									
Floors									
	Carpet	80%			2028	\$123,100	3	\$13,700	
	Recent Installation, Extent : Light, Area Affected : 100%								
	Location : Throughout								
	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									
	AcousTileConcealSpLn	95%			2040	**	5	\$13,500	
	Recent Repair Evident, Extent : Light, Area Affected : 100%								
	Location : Throughout								
	Exposed Struc: Steel	5%			LIFE	**			
Site Enclosure									
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 Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost		
Under 600 Volts									
Service Equipment									
Molded Case Bkrs	100%			2027	\$1,600	5	\$200		

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

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

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Switchgear / Switchboard								
	Molded Case Bkrs	100%			2027	\$34,200	5	\$200	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : 400 Ampere Main Service Molded Case Circuit Breaker In The Swithboard.							
	Raceway								
	Conduit	75%			2027	\$24,900	1		
	Conduit	25%			2047	* *	1		
	Panelboards								
	Fused Disc Sw	5%			2035	* *	5		
	Molded Case Bkrs	25%			2043	* *	5	\$100	
	Molded Case Bkrs	70%			2026	\$11,100	5	\$100	
	Wiring								
	Thermoplastic	95%			2037	* *	1		
	Thermoplastic	5%			2047	* *	1		
	Motor Controllers								
	Locally Mounted	100%			2032	* *	5	\$100	
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$100	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Water Service Entrance							
		Explanation : Rusted Ground Clamps							
Lighting									
	Interior Lighting								
	Fluorescent	25%			2022	\$19,900	10	\$1,700	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : First Floor							
	Fluorescent	75%			2032	* *	10	\$5,200	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : First Floor							
	Egress Lighting								
	Exit, Service	100%			2027	\$1,100	1		
	Exterior Lighting								
	HID	50%			2027	\$15,000	10		
	Incandescent	50%			2022	\$12,700	2		
Alarm									
	Security System								
	Generic	100%			2032	* *	1	\$2,800	
	Fire/Smoke Detection								
	Generic, Digital	100%			2032	* *	1-3	\$4,600	

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

Heating

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

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
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	
	Convactor/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	2%	Now	\$100	LIFE	**	2-5	\$100	
	Damaged, Extent : Light, Area Affected : 10%								
	Location : IT Room								
	Exhaust Fans								
	Roof	100%			2032	**	2	\$200	
Plumbing									
	H/C Water Piping								
	Galvanized Steel	100%			2032	**	1		
	Water Heater								
	Gas Fired	100%			2025	\$4,500	2	\$100	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : 1st Floor								
	Explanation : 40 Gallons								
	Sanitary Piping								
	Cast Iron	100%			LIFE	**	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1		
	Fixtures								
	Generic	100%							

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

Print Date : 12-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
Program / Asset # : NPL0E01.000 / 13329 **Yr Built/Renovated** : 1982 / 2007
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



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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick	95%			LIFE	**	5	\$14,800	
		Expansion Jnt Failure, Extent : Moderate, Area Affected : 100% Location : Vertical Expansion Joints At Masonry Throughout Loose/Delam Surface, Extent : Moderate, Area Affected : 1% Location : Rear Corner Southeast, Parapet Is Delaminating							
	Masonry: Limestone	5%			LIFE	**	5	\$600	
Windows									
	Aluminum	100%			2043	**	5	\$1,000	
Parapets									
	Masonry: Brick	15%			LIFE	**	5	\$200	
	Masonry: Limestone	10%	Now	\$700	LIFE	**	5	\$200	1
		Caulking Deteriorated, Extent : Severe, Area Affected : 100% Location : Limestone Coping Joints Failing							
	Metal Rail	75%	Now	\$16,800	2040	**	5	\$7,000	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 20% Location : North Facade Deteriorated Finish, Extent : Moderate, Area Affected : 35% Location : North Facade, West Facade							
Roof									
	Modified Bitumen	100%	Now	\$301,600	2037	**			
		Blisters, Extent : Moderate, Area Affected : 10% Location : Throughout Roof Area Water Penetration, Extent : Moderate, Area Affected : 15% Location : First Floor Ceiling Tiles Exhibit Staining From Roof Leaks							
Interior									
Floors									
	Carpet	15%			2026	\$22,600	3	\$2,500	
	Cast in Place Concrete	5%			LIFE	**	5	\$1,200	
	Ceramic Tile	5%			2036	**	5	\$600	
	Vinyl Tile	75%			2037	**	3	\$3,100	
		Recent Replace Evident, Extent : Light, Area Affected : 100% Location : Throughout							
Interior Walls									
	Ceramic Tile	5%			2036	**	5	\$300	
	Concrete Masonry Unit	85%			LIFE	**	5	\$2,000	
	Glass: Single Pane	10%			LIFE	**	5	\$400	
Ceilings									
	AcousTileSusp.Lay-In	90%			2032	**	5	\$10,100	
		Staining/Discoloring, Extent : Light, Area Affected : 10% Location : Throughout							
	Exposed Struc: Steel	10%			LIFE	**			
Site Pavements									
	Public Sidewalk								
	Cast in Place Concrete	100%			2040	**			

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

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

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

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

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

Alarm

Fire/Smoke Detection

Generic, Digital

100%

2032

* *

1-3

\$4,600

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

Heating

Energy Source

Natural Gas

100%

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

100%

Now

\$4,200

2027

\$83,300

1

\$4,200

*Unbalanced System, Extent : Severe, Area Affected : 20%**Location : 1st Floor*

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

Roof

100%

2032

* *

2

\$200

Plumbing

H/C Water Piping

Galvanized Steel

100%

2040

* *

1

Water Heater

Gas Fired

100%

2025

\$4,500

2

\$100

*Other Observation, Extent : Light, Area Affected : 100%**Location : Mechanical Room**Explanation : One 40 Gallon Water Heater*

Sanitary Piping

Cast Iron

100%

LIFE

* *

1

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Backflow Preventer								
	No Component	95%							
	Generic	5%			2032	* *	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 : 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 : 20-Apr-2016 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1
Block : 4956 **Lot** : 1 **BIN** : 2066596

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
Importance Code C	\$34,800			
Total	\$51,300	\$17,200	\$6,900	\$2,000



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 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
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NEW YORK PUBLIC LIBRARY - 035
EDENWALD BRANCH LIBRARY
Asset # : 13330

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick	75%			LIFE	**	5	\$9,900	
	Pre-Cast Concrete	25%	2-4	\$2,300	LIFE	**	5	\$10,800	
Vertical Cracks, Extent : Light, Area Affected : 5%									
Location : Hairline Cracks At Pre-Cast Surfaces Throughout									
Windows									
	Aluminum	100%			2043	**	5	\$1,300	
Parapets									
	Cast in Place Concrete	100%			LIFE	**	5	\$8,600	
Roof									
	Modified Bitumen	100%	Now	\$304,800	2037	**			
Alligatoring, Extent : Severe, Area Affected : 10%									
Location : Throughout Roof									
Blisters, Extent : Moderate, Area Affected : 25%									
Location : Throughout									
Seams Open/Split, Extent : Moderate, Area Affected : 15%									
Location : Throughout									
Water Penetration, Extent : Moderate, Area Affected : 10%									
Location : Over First Floor									
Interior									
Floors									
	Carpet	82%			2028	\$125,400	3	\$13,900	
	Ceramic Tile	3%			2030	\$7,000	5	\$300	
	Vinyl Tile	15%			2032	**	3	\$600	
Interior Walls									
	Concrete Masonry Unit	75%			LIFE	**	5	\$1,800	
	Glass: Single Pane	5%			LIFE	**	5	\$200	
	Gypsum Board	20%			LIFE	**	5	\$700	
Ceilings									
	AcousTileSusp.Lay-In	85%	0-2	\$8,200	2040	**	5	\$4,800	
Recent Installation, Extent : Light, Area Affected : 100%									
Location : Recent Installation Throughout However Roof Leaks Persist									
Water Penetration, Extent : Moderate, Area Affected : 10%									
Location : Reading Area									
	Gypsum Board	15%			LIFE	**	5	\$2,100	
Site Enclosure									
Fence/Gates									
	Chain Link	100%	0-2	\$31,400	2057	**			
Corrosion/Rusting, Extent : Moderate, Area Affected : 50%									
Location : Side Entrance									
Retaining Walls									
	Cast in Place Concrete	100%			2047	**			
Site Pavements									
Public Sidewalk									
	Cast in Place Concrete	100%			2040	**			

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

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

Site Pavements

On-Site Walkways

Cast in Place Concrete	100%	2-4	\$3,500	2040	**	
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Broken/Missing Elements, Extent : Moderate, Area Affected : 5%

Location : Ramp Railing At Rear Is Separated From Concrete Curb

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

Under 600 Volts

Service Equipment

Molded Case Bkrs	100%			2037	**	5	\$200
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room

Explanation : No Available Ratings

Switchgear / Switchboard

Molded Case Bkrs	100%			2037	**	5	\$200
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Raceway

Conduit	100%			2037	**	1	
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Panelboards

Molded Case Bkrs	100%			2035	**	5	\$200
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Wiring

Thermoplastic	100%			2037	**	1	
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Motor Controllers

Locally Mounted	100%			2025	\$16,000	5	\$100
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Ground

Grounding Devices

Generic	100%			LIFE	**	5	\$100
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Boiler Room

Explanation : Connected To Main Water Pipe

Lighting

Interior Lighting

Fluorescent	95%			2032	**	10	\$6,500
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Throughout The Building

Explanation : T8 Lamps

Incandescent	5%			2022	\$4,000	2	
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Egress Lighting

Emergency, Service	25%			2032	**	1	
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Exit, Service	75%			2032	**	1	
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Exterior Lighting

HID	90%			2027	\$27,000	10	
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HID	10%	4+	\$3,000	2037	**		
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Damaged Fixtures, Extent : Moderate, Area Affected : 100%

Location : Side Facade

Alarm

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

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

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		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%			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	
Convactor/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

Distribution									
Ductwork/Diffusers		100%			LIFE	* *	2-5	\$4,200	
Exhaust Fans									
Roof		100%			2032	* *	2	\$200	

Plumbing

H/C Water Piping									
Brass/Copper		100%			2047	* *	1		
Water Heater									
Gas Fired		100%			2025	\$4,500	2	\$100	

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

Location : Mechanical Room

Explanation : One 40 Gallon

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

Mechanical		Current Repair		Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	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		
	Fixtures							
	Generic	100%						

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Print Date : 12-Sep-2019

NEW YORK PUBLIC LIBRARY - FY 2020

Asset Name : EPIPHANY BRANCH LIBRARY
Address : 228 EAST 23RD ST. NEAR THIRD AVE.
Borough : MANHATTAN **Agency's Number** : E03
Program / Asset # : NPL0E03.000 / 13331 **Yr Built/Renovated** : 1907 / 2007
Area Sq Ft : 16,218 **Project Type** : NEW YORK PUBLIC LIBRARY
Date of Survey : 23-May-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 903 **Lot** : 46 **BIN** : 1019661

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

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$47,200			
Interior Architecture	\$60,000		\$1,100	\$205,000
Electrical	\$16,200	\$1,400	\$7,600	\$1,500
Mechanical	\$1,700	\$2,000	\$6,300	\$2,400
Site Pavements	\$2,800			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$131,800	\$7,400	\$19,000	\$212,900
Importance Code A	\$48,100	\$800	\$1,000	\$800
Importance Code B	\$57,100	\$6,600	\$18,000	\$212,100
Importance Code C	\$26,700			
Total	\$131,800	\$7,400	\$19,000	\$212,900



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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%			LIFE	**	5	\$14,600	
Glass Block	5%	Now	\$4,900	LIFE	**	5	\$1,200	
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : 1st Floor Reading Room								
Masonry: Brick	60%	2-4	\$71,300	LIFE	**	5	\$22,400	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Main Entrance								
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%								
Location : Main Entrance								
Masonry: Granite	5%	2-4	\$23,800	LIFE	**	5	\$1,400	
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%								
Location : Window Openings At Base Of Building								
Misaligned/Bulging, Extent : Moderate, Area Affected : 10%								
Location : Window Openings At Base Of Building								
Masonry: Limestone	20%	2-4	\$86,100	LIFE	**	5	\$5,600	
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%								
Location : 1st And 2nd Floor Window Headers And Sills								
Staining/Discoloring, Extent : Moderate, Area Affected : 20%								
Location : Street Facade Throughout								
Masonry: Sandstone	2%			LIFE	**	5	\$600	
Metal Panel	3%	Now	\$1,700	2038	**	5	\$2,100	1
Seams Open/Split, Extent : Severe, Area Affected : 25%								
Location : Penthouse Walls								
Windows								
Aluminum	95%			2036	**	5	\$3,600	
Metal Louvers	5%			2031	**	10	\$1,200	
Parapets								
Cast Stone/Terra Cotta	10%	4+	\$4,500	LIFE	**	5	\$2,600	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Street Facade								
Spalling, Extent : Moderate, Area Affected : 15%								
Location : Street Facade								
Masonry: Brick	85%			LIFE	**	5	\$2,800	
Pre-Cast Concrete	5%			LIFE	**	5	\$1,000	

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Roof									
	Modified Bitumen	93%	Now	\$40,500	2028	\$202,500			
		Blisters, Extent : Moderate, Area Affected : 15%							
		Location : Main Roof							
		Debris Present, Extent : Moderate, Area Affected : 15%							
		Location : Main Roof							
		Drains Inad/Misposn, Extent : Moderate, Area Affected : 20%							
		Location : Lower Roof							
		Ponding, Extent : Moderate, Area Affected : 25%							
		Location : Throughout							
		Vegetation Growth, Extent : Moderate, Area Affected : 20%							
		Location : Upper And Lower Roofs							
	Skylight, Metal/Glass	2%			2038	* *	10	\$1,000	
	Sloped Glazing	5%	Now	\$9,400	LIFE	* *	5	\$10,100	
		Glazing Clouded, Extent : Moderate, Area Affected : 15%							
		Location : Entry Canopy							
		Other Observation, Extent : Severe, Area Affected : 100%							
		Location : Entry Canopy							
		Explanation : No Ice Shields							
Interior									
Floors									
	Carpet	60%			2024	\$196,700	3	\$29,100	
	Vinyl Tile	35%	2-4	\$7,600	2028	\$76,400	3	\$3,200	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : Staff Kitchen And Basement Storage							
	Wood	5%			2043	* *	5	\$2,300	
Interior Walls									
	Glass: Single Pane	5%			LIFE	* *	5	\$1,600	
	Gypsum Board	15%			LIFE	* *	5	\$3,800	
	Masonry: Brick	15%	Now	\$26,200	LIFE	* *			
		Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%							
		Location : Foundation Walls Adjacent To East 23rd Street							
		Spalling, Extent : Moderate, Area Affected : 15%							
		Location : Foundation Walls Adjacent To East 23rd Street							
	Plaster	62%			LIFE	* *	5	\$7,900	
	Wood	3%			LIFE	* *	5	\$5,100	

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Ceilings									
	AcousTileConcealSpLn	20%	0-2	\$8,300	2041	**	5	\$3,000	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 20%</i>									
<i>Location : Basement And 1st Floor Reading Area</i>									
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 20%</i>									
<i>Location : Basement And 1st Floor Reading Area</i>									
	AcousTileSusp.Lay-In	10%			2041	**	5	\$2,400	
	Gypsum Board	5%			LIFE	**	5	\$1,500	
	Masonry:Vault Struct	5%	Now	\$9,400	LIFE	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>									
<i>Location : Sidewalk Vault</i>									
	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	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : Sidewalk Flags Proximate To Curb At Main Entrance</i>									
On-Site Walkways									
	Cast in Place Concrete	100%	0-2	\$600	2041	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>									
<i>Location : Rear Yard</i>									
Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Service Equipment									
	Molded Case Bkrs	100%			2028	\$1,600	5	\$400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>									
<i>Location : Basement</i>									
<i>Explanation : No Available Nameplate Rating Capacity</i>									
Switchgear / Switchboard									
	Molded Case Bkrs	100%			2028	\$34,200	5	\$400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>									
<i>Location : Electrical Room</i>									
<i>Explanation : 1- Vertical Section</i>									
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	

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Wiring									
	Braided Cloth	50%	2-4	\$14,700	2053	**	1		
		Insulation Aged, Extent : Moderate, Area Affected : 50%							
		Location : Throughout							
	Thermoplastic	50%			2028	\$14,700	1		
Motor Controllers									
	Variable Frequency Drive	100%			2045	**			
Ground									
Grounding Devices									
	Generic	100%			LIFE	**	5	\$200	
Lighting									
Interior Lighting									
	Fluorescent	18%			2028	\$30,900	10	\$2,700	
		Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
	Fluorescent	2%			2036	**	10	\$300	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Electrical And Boiler Room							
	Fluorescent	80%			2028	\$137,400	10	\$11,900	
		T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
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	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Reading Areas And Hallways							
		Explanation : CCTV Surveillance Cameras							
Fire/Smoke Detection									
	Generic, Digital	100%			2036	**	1-3	\$10,300	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors And Horns							

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

Heating

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2048	**	1		
	Conversion Equipment								
	Hot Water Boiler	100%			2045	**	1	\$8,000	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Basement Boiler Room								
	Explanation : 1 New Unit								
	Distribution								
	Hot Wtr Piping/Pump	100%			2036	**	4	\$800	
	Terminal Devices								
	Air Handler	50%			2036	**	1	\$5,000	
	Convactor/Radiator	50%			2033	**	1	\$2,600	
Air Conditioning									
	Energy Source								
	Electricity	100%			2036	**	1		
	Conversion Equipment								
	Interior Pkg Unit - Cooling	40%			2032	**	2	\$400	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : 1 In Basement, 1 In 3rd Floor Mechanical Room								
	Explanation : 2 New Package Units. R-410a								
	Exterior Pkg Unit - Cooling	45%			2036	**	2	\$400	
	Other Observation, Extent : Light, Area Affected : 45%								
	Location : 2nd Floor Roof								
	Explanation : 1 New Package Unit. R-410a								
	Split Unit	5%			2036	**			
	Other Observation, Extent : Light, Area Affected : 5%								
	Location : Roof								
	Explanation : 1 New Unit. R-410a								
	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	5%			2036	**	2	\$600	
	No Component	95%							
Ventilation									
	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								
	Brass/Copper	100%			2038	**	1		

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

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

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	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, Area Affected : 100%								
	Location : Basement To 3rd Floor								
	Explanation : One Unit								
Fire Suppression									
	Sprinkler								
	No Component	92%							
	Generic	8%			2028	\$12,600	1-2	\$400	

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

Print Date : 12-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
Program / Asset # : NPL0F01.000 / 13332 **Yr Built/Renovated** : 1914 / 1976
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

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



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.

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick	57%	Now	\$399,700	LIFE	* *	5	\$31,300	
Diagonal Cracks, Extent : Moderate, Area Affected : 40%									
Location : Chimney									
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%									
Location : North And West Facades									
Spalling, Extent : Severe, Area Affected : 30%									
Location : North And West Facades - 2nd And3rd Stories									
Worn/Eroded, Extent : Moderate, Area Affected : 25%									
Location : North And West Facades									
	Masonry: Granite	5%	Now	\$105,200	LIFE	* *	5	\$2,100	
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%									
Location : South Facade									
	Masonry: Limestone	25%	Now	\$528,600	LIFE	* *	5	\$10,300	
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%									
Location : South Facade									
Misaligned/Bulging, Extent : Moderate, Area Affected : 5%									
Location : South Facade									
Staining/Discoloring, Extent : Moderate, Area Affected : 25%									
Location : South Facade									
	Masonry: Sandstone	3%			LIFE	* *	5	\$1,200	
	Metal Panel	10%	Now	\$4,200	2028	\$41,800	5	\$10,300	
Deformed/Dented, Extent : Moderate, Area Affected : 20%									
Location : Penthouse - Custodial Apartment									
Deteriorated Finish, Extent : Moderate, Area Affected : 50%									
Location : Penthouse - Custodial Apartment									
Windows									
	Metal Louvers	5%	Now	\$7,900	2043	* *			
Deformed/Dented, Extent : Severe, Area Affected : 50%									
Location : Louvers - All Facades									
	Wood	95%	Now	\$19,000	2044	* *	5	\$23,900	
On Extended Life, Extent : Severe, Area Affected : 20%									
Location : Protective Metal Grilles On North (Rear) Façade									

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

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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Parapets									
	Masonry: Brick	83%	Now	\$48,300	LIFE	* *	5	\$2,000	1
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%									
Location : Interior Face									
Diagonal Cracks, Extent : Severe, Area Affected : 20%									
Location : Northwest Corner And At Dunage Supports									
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%									
Location : Interior Face									
Spalling, Extent : Severe, Area Affected : 25%									
Location : All Parapet Walls									
	Masonry: Limestone	5%	0-2	\$1,300	LIFE	* *	5	\$200	
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%									
Location : South Facing Parapet Wall - Street Facade									
	Masonry: Sandstone	2%	Now	\$400	LIFE	* *	5	\$100	
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%									
Location : Coping At First Floor Parapets									
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : At First Floor Parapet									
Explanation : This Component Is Actually Bluestone									
	Metal: Cage/Fence	5%	4+	\$500	2033	* *	5	\$400	
Corrosion/Rusting, Extent : Moderate, Area Affected : 25%									
Location : East Facade									
Deteriorated Finish, Extent : Moderate, Area Affected : 50%									
Location : East Facade									
	Stucco Cement	5%	Now	\$700	2033	* *	5	\$200	
Cracking/Crumbling, Extent : Severe, Area Affected : 25%									
Location : Coping At East, West And North Parapet Walls									
Other Observation, Extent : Moderate, Area Affected : 50%									
Location : Coping									
Explanation : Stucco Cement Has Been Applied To Existing Masonry Stone Coping									

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Roof									
	Asphalt Shingle	15%	Now	\$7,000	2043	* *			
		Cracking/Crumbling, Extent : Moderate, 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 Affected : 30%							
		Location : Upper Roofs							
		Gut/DS Non Func/Miss, Extent : Severe, Area Affected : 30%							
		Location : Upper Roofs							
		Miss/Damaged Flashings, Extent : Severe, Area Affected : 25%							
		Location : Upper Roofs							
		Water Penetration, Extent : Severe, Area Affected : 15%							
		Location : At Capped Transom Windows Above Stairs							
	Sloped Glazing	3%	2-4	\$4,800	LIFE	* *	5	\$5,100	
		Loose/Miss Fasteners, Extent : Moderate, Area Affected : 20%							
		Location : Above Shaftway On Roof							

Interior

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Floors									
	Carpet	5%	2-4	\$1,500	2024	\$15,300	3	\$1,700	
		Broken/Missing Elements, Extent : Light, Area Affected : 10%							
		Location : Throughout							
	Cast in Place Concrete	10%	Now	\$5,000	LIFE	**	5	\$5,000	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 15%							
		Location : Stairs							
		Worn/Eroded, Extent : Moderate, Area Affected : 20%							
		Location : Stairs							
	Ceramic Tile	3%	2-4	\$14,000	2043	**	5	\$300	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							
		Worn/Eroded, Extent : Moderate, Area Affected : 50%							
		Location : Throughout							
	Cork Tile	15%	Now	\$89,700	2058	**	5	\$1,500	
		Worn/Eroded, Extent : Moderate, Area Affected : 50%							
		Location : Throughout 2nd Floor							
	Quarry Tile	4%			2033	**	5	\$1,400	
	Vinyl Tile	13%	Now	\$26,500	2038	**	3	\$1,100	
		Broken/Missing Elements, Extent : Severe, Area Affected : 50%							
		Location : Third Floor, Basement							
		Worn/Eroded, Extent : Severe, Area Affected : 50%							
		Location : Third Floor, Basement							
		Other Observation, Extent : Severe, Area Affected : 40%							
		Location : Basement							
		Explanation : 9x9 Tiles							
	Vinyl Tile	35%	2-4	\$71,400	2038	**	3	\$3,000	
		Cracking/Crumbling, Extent : Light, Area Affected : 25%							
		Location : Throughout 1st Floor And Staff Areas							
		Uneven Substrate, Extent : Moderate, Area Affected : 25%							
		Location : Throughout 1st Floor And Staff Areas							
		Worn/Eroded, Extent : Moderate, Area Affected : 50%							
		Location : Throughout 1st Floor And Staff Areas							
	Wood	15%	Now	\$118,700	2068	**	5	\$3,200	
		Dry Rot/Decay, Extent : Moderate, Area Affected : 25%							
		Location : Third Floor Apartment And Auditorium							
		Split/Cracked, Extent : Severe, Area Affected : 50%							
		Location : Third Floor Apartment And Auditorium							
		Worn/Eroded, Extent : Moderate, Area Affected : 50%							
		Location : Third Floor Apartment And Auditorium							

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Interior Walls	Ceramic Tile	3%	Now	\$50,200	2043	* *	5	\$900	
		Worn/Eroded, Extent : Moderate, Area Affected : 50%							
		Location : Throughout							
	Masonry: Brick	10%	Now	\$47,200	LIFE	* *			
		Water Penetration, Extent : Severe, Area Affected : 15%							
		Location : Foundation Walls At Boiler Room							
	Plaster	20%	Now	\$97,200	LIFE	* *	5	\$3,400	
		Cracking/Crumbling, Extent : Light, Area Affected : 30%							
		Location : Third Floor Apartment, Auditorium, And Stairs							
		Loose/Delam Surface, Extent : Light, Area Affected : 25%							
	Location : Third Floor Apartment, Auditorium, And Stairs								
	Paint Peeling, Extent : Severe, Area Affected : 100%								
	Location : Third Floor Apartment, Auditorium, And Stairs								
	Water Penetration, Extent : Moderate, Area Affected : 20%								
	Location : Third Floor Apartment And Stairs								
Plaster		62%	Now	\$30,100	LIFE	* *	5	\$10,700	
		Deteriorated Finish, Extent : Moderate, Area Affected : 25%							
		Location : Throughout							
		Paint Peeling, Extent : Moderate, Area Affected : 20%							
	Location : Throughout								
Wood		5%			LIFE	* *	5	\$11,500	
Ceilings									
Plaster		25%	Now	\$78,800	LIFE	* *	5	\$3,500	
		Cracking/Crumbling, Extent : Severe, Area Affected : 25%							
		Location : Third Floor Apartment And Auditorium							
		Loose/Delam Surface, Extent : Moderate, Area Affected : 25%							
		Location : Third Floor Apartment And Auditorium							
		Water Penetration, Extent : Severe, Area Affected : 25%							
	Location : Third Floor Apartment And Auditorium								
Plaster		75%	4+	\$23,600	LIFE	* *	5	\$10,600	
		Paint Peeling, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							
		Staining/Discoloring, Extent : Moderate, Area Affected : 15%							
	Location : 2nd Floor And 1st Floor Extension								
Site Enclosure									
Fence/Gates									
Chain Link		100%	0-2	\$1,100	2028	\$5,700			
		Corrosion/Rusting, Extent : Moderate, Area Affected : 100%							
		Location : Rear Yard Fence							
Retaining Walls									
Cast in Place Concrete		100%	2-4	\$200	2048	* *			
		Exposed Reinforcement, Extent : Moderate, Area Affected : 20%							
		Location : Rear Yard							

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

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

Site Pavements

Public Sidewalk

Cast in Place Concrete	100%	0-2	\$1,400	2041		**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : Sidewalk Flags Near Curb</i>									

On-Site Walkways

Masonry: Granite	100%	0-2	\$1,600	LIFE		**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>									
<i>Location : Main Entry Landing</i>									
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 15%</i>									
<i>Location : Main Entry Landing</i>									

Activity Yard

Cast in Place Concrete	100%	Now	\$16,200	2048		**			
<i>Ponding, Extent : Moderate, Area Affected : 50%</i>									
<i>Location : Rear Yard</i>									
<i>Sinking/Subsiding, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : Rear Yard</i>									
<i>Other Observation, Extent : Severe, Area Affected : 50%</i>									
<i>Location : Rear Yard</i>									
<i>Explanation : Worn / Eroded, Vegetation Growth</i>									

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

Under 600 Volts

Service Equipment

Fused Disc Sw	100%	2-4	\$22,000	2058		**	5		
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>									
<i>Location : Electrical Room</i>									
<i>Explanation : Main Service Switch Rated At 800 Amperes And On Extended Life</i>									

Switchgear / Switchboard

Molded Case Bkrs	100%			2028	\$34,200	5		\$400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>									
<i>Location : Electrical Room</i>									
<i>Explanation : 1 Vertical Section</i>									

Raceway

Conduit	100%			2028	\$33,200	1			
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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	
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Lighting

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting									
	Interior Lighting								
	Fluorescent	10%			2033	* *	10	\$1,400	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Offices							
	Fluorescent	70%			2023	\$112,400	10	\$9,700	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Reading Areas							
		Explanation : T-12 Lamps							
	Fluorescent	20%			2028	\$32,100	10	\$2,800	
		Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%							
		Location : 2nd Floor Reading Areas							
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, Extent : Light, Area Affected : 100%							
		Location : Reading Areas							
		Explanation : CCTV Surveillance Camera System							
Fire/Smoke Detection									
	No Component	70%							
	Generic, Analog	30%	0-2	\$49,800	2038	* *	1-3	\$2,600	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Hallways And Stair Case Landings							
		Explanation : Obsolete Fire Alarm System							

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								
	Hot Water Boiler	100%	0-2	\$115,800	2048	* *	1	\$6,700	
		Obsolete Equipment, Extent : Severe, Area Affected : 100%							
		Location : Basement							
	Distribution								
	Hot Wtr Piping/Pump	100%	Now	\$1,200	2027	\$23,400	4	\$700	
		Corroded, Extent : Moderate, Area Affected : 5%							
		Location : Basement							

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Terminal Devices								
	Air Handler	10%	Now	\$21,100	2038	**	1	\$800	
		Leak Evident, Extent : Moderate, Area Affected : 3%							
		Location : Basement Communication Room							
		Obsolete Equipment, Extent : Severe, Area Affected : 10%							
		Location : Basement							
	Convector/Radiator	85%			2026	\$68,300	1	\$4,200	
	Unit Heater - Hot Water	5%			2023	\$2,800			
Air Conditioning									
	Energy Source								
	Electricity	100%			2036	**	1		
	Conversion Equipment								
	Reciprocating Compr/Chiller	15%	Now	\$19,100	2038	**	1	\$900	
		Corroded, Extent : Moderate, Area Affected : 30%							
		Location : Roof							
		R-22 Refrigerant, Extent : Severe, Area Affected : 15%							
		Location : 1 Obsolete Unit, Roof							
	Exterior Pkg Unit - Cooling	75%	Now	\$91,200	2038	**	2	\$600	
		Corroded, Extent : Moderate, Area Affected : 30%							
		Location : Roof							
		R-22 Refrigerant, Extent : Severe, Area Affected : 100%							
		Location : 2 Obsolete Units, Roof							
	No Component	10%							
	Terminal Devices								
	Air Handler/Cool/Ht	15%	Now	\$22,700	2038	**	1	\$1,300	
		Obsolete Equipment, Extent : Severe, Area Affected : 15%							
		Location : Basement							
	No Component	85%							
	Heat Rejection								
	Air Cooled Condenser Unit	15%	Now	\$4,100	2038	**	2	\$1,300	
		Corroded, Extent : Severe, Area Affected : 15%							
		Location : 1 Obsolete Unit, Roof							
	No Component	85%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$8,500	
	Exhaust Fans								
	Interior	15%			2023	\$8,000	2	\$100	
	Roof	85%			2023	\$21,200	2	\$400	
Plumbing									
	H/C Water Piping								
	Brass/Copper	70%			2038	**	1		
	Galvanized Steel	30%			2026	\$19,800	1		

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Water Heater								
	Gas Fired	100%	Now	\$9,200	2028	\$9,200	2	\$200	
On Extended Life, Extent : Severe, Area Affected : 100%									
Location : Basement									
Sanitary Piping									
	Cast Iron	100%	0-2	\$11,000	LIFE	* *	1		
Corroded, Extent : Moderate, Area Affected : 30%									
Location : Basement									
Storm Drain Piping									
	Cast Iron	100%	Now	\$1,600	LIFE	* *	1		
Leak Evident, Extent : Moderate, Area Affected : 10%									
Location : Drain In The Basement									
Sump Pump(s)									
	Submersible	100%	Now	\$500	2023	\$500	4	\$300	
Obsolete Equipment, Extent : Severe, Area Affected : 100%									
Location : Basement									
Fixtures									
	Generic	100%							
Obsolete Fixtures, Extent : Severe, Area Affected : 100%									
Location : Throughout									

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

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
Program / Asset # : NPL0F02.000 / 13333 **Yr Built/Renovated** : 1957 / 2008
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 B	\$30,600	\$45,400	\$8,100	\$7,000
Importance Code C	\$15,500			
Total	\$102,000	\$46,300	\$8,900	\$11,100



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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
	Exterior Walls								
	Cast in Place Concrete	5%	4+	\$2,000	LIFE	**	5	\$8,600	
		Staining/Discoloring, Extent : Moderate, Area Affected : 15%							
		Location : Rear Facade							
	Masonry: Brick	90%			LIFE	**	5	\$30,800	
	Masonry: Granite	5%	0-2	\$10,700	LIFE	**	5	\$1,300	
		Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 10%							
		Location : Throughout							
		Vertical Cracks, Extent : Light, Area Affected : 10%							
		Location : Main Entry							
Windows									
	Aluminum	90%			2049	**	5	\$6,600	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout							
		Explanation : Protective Metal Grilles							
	Glass Block	10%			LIFE	**	5	\$500	
Parapets									
	Masonry: Brick	80%	0-2	\$25,900	LIFE	**	5	\$2,100	
		Horizontal Cracks, Extent : Moderate, Area Affected : 15%							
		Location : East Facade							
		Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							
		Spalling, Extent : Light, Area Affected : 15%							
		Location : Interior Parapet Face							
	Metal: Cage/Fence	10%	2-4	\$300	2032	**	5	\$900	
		Corrosion/Rusting, Extent : Moderate, Area Affected : 15%							
		Location : Throughout							
	Pre-Cast Concrete	10%	0-2	\$2,000	LIFE	**	5	\$1,700	
		Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 20%							
		Location : Throughout							
		Vegetation Growth, Extent : Moderate, Area Affected : 50%							
		Location : Coping Stones							
		Worn/Eroded, Extent : Moderate, Area Affected : 25%							
		Location : Throughout							
Roof									
	Roll Roofing	100%	Now	\$14,100	2026	\$70,500	5	\$13,500	
		Blisters, Extent : Moderate, Area Affected : 30%							
		Location : Various Locations							
		Drains Clogged, Extent : Moderate, Area Affected : 15%							
		Location : Roof Drains							
		Patching Evident, Extent : Light, Area Affected : 15%							
		Location : Throughout							
		Seams Open/Split, Extent : Moderate, Area Affected : 20%							
		Location : Various Locations At Roof Penetrations							

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Architecture		Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost		
Interior									
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		
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%									
Location : 1st Floor									
Uneven Substrate, Extent : Moderate, Area Affected : 15%									
Location : 1st Floor									
Worn/Eroded, Extent : Light, Area Affected : 15%									
Location : 2nd Floor									
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 And Under Window In Basement Storage Room									
Water Penetration, Extent : Moderate, Area Affected : 15%									
Location : At Sink In Basement Storage Room									
Gypsum Board	68%			LIFE	**	5	\$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		
Water Penetration, Extent : Severe, Area Affected : 2%									
Location : 2nd Floor Window									
Plaster	15%			LIFE	**	5	\$2,400		

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%			2027	\$1,600	5	\$100	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Electrical Room									
Explanation : One 400 Amperes And One 200 Amperes Main Disconnect Switch									
Switchgear / Switchboard									
Molded Case Bkrs		100%			2027	\$34,200	5	\$500	
Raceway									
Conduit		70%			2047	* *	1		
Conduit		30%			2027	\$9,900	1		

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Panelboards									
	Fused Disc Sw	5%			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	\$5,900	2052	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%									
Location : Throughout The Building									
	Thermoplastic	40%			2047	* *	1		
	Thermoplastic	40%			2027	\$11,700	1		
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	\$800	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Throughout The Building									
Explanation : Compact Fluorescent									
	Fluorescent	55%			2032	* *	10	\$8,600	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Throughout									
Explanation : T-8 Lamps									
	Fluorescent	40%			2035	* *	10	\$6,300	
T-5 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%									
Location : Throughout The Building									
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 Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
Energy Source									
	Natural Gas	100%			2047	* *	1		

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Conversion Equipment								
	Hot Water Boiler	100%			2040	**	1	\$8,500	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Boiler Room							
		Explanation : 1 Unit							
	Distribution								
	Hot Wtr Piping/Pump	100%			2043	**	4	\$800	
	Terminal Devices								
	Air Handler	10%			2027	\$23,900	1	\$1,100	
	Convactor/Radiator	90%	Now	\$4,100	2040	**	1	\$4,500	
		Not in Service, Extent : Severe, Area Affected : 10%							
		Location : Staff Lounge And Librarian Office							
Air Conditioning									
	Energy Source								
	Electricity	100%			2043	**	1		
	Conversion Equipment								
	Reciprocating	10%			2027	\$14,400	1	\$800	
	Compr/Chiller								
	Ext Pkg Unit -	90%			2022	\$191,200	2	\$900	
	Heating/Cooling								
		R-22 Refrigerant, Extent : Moderate, Area Affected : 100%							
		Location : Roof							
	Terminal Devices								
	Air Handler/Cool/Ht	10%			2027	\$19,000	1	\$1,100	
	No Component	90%							
	Heat Rejection								
	Dry Cooler	10%			2027	\$9,200	2	\$1,200	
	No Component	90%							
Ventilation									
	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								
	Gas Fired	100%			2027	\$10,400	2	\$300	
		Recent Installation, Extent : Light, Area Affected : 100%							
		Location : Mechanical Room							
	Sanitary Piping								
	Cast Iron	100%			LIFE	**	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1		

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Asset # : 13333

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Fixtures								
	Generic	100%							
		Other Observation, Extent : Light, Area Affected : 25%							
		Location : 2nd Floor							
		Explanation : Rest Rooms Are Under Construction In Children Area							
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE		**		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement To 2nd Floor							
		Explanation : 1 Unit							

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** 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 : GEORGE BRUCE BRANCH LIBRARY
Address : 518 WEST 125TH ST. NEAR AMSTERDAM AVE.
Borough : MANHATTAN **Agency's Number** : G01
Program / Asset # : NPL0G01.000 / 13334 **Yr Built/Renovated** : 1915 / 2001
Area Sq Ft : 17,723 **Project Type** : NEW YORK PUBLIC LIBRARY
Date of Survey : 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

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$21,700			
Interior Architecture	\$30,500	\$3,100	\$2,500	\$1,300
Electrical	\$11,700	\$500	\$22,900	\$500
Mechanical	\$42,200	\$1,900	\$29,400	\$1,900
Site Enclosure	\$1,600			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$111,600	\$9,500	\$58,800	\$7,700
Importance Code A	\$22,600	\$900	\$1,100	\$900
Importance Code B	\$79,000	\$8,100	\$57,700	\$6,800
Importance Code C	\$10,100	\$500		
Total	\$111,600	\$9,500	\$58,800	\$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
GEORGE BRUCE BRANCH LIBRARY
Asset # : 13334

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick	60%			LIFE	**	5	\$7,800	
	Masonry: Brick	10%			LIFE	**	5	\$1,300	
	Masonry: Limestone	7%	0-2	\$12,600	LIFE	**	5	\$700	
	Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%								
	Location : Decorative Banding And Archway - North / South Facades								
	Worn/Eroded, Extent : Moderate, Area Affected : 25%								
	Location : Decorative Banding And Archway - North / South Facades								
	Masonry: Marble	12%	Now	\$42,900	LIFE	**	5	\$1,200	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
	Location : South Facade - Base Of Building								
	Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%								
	Location : North And South Facades								
	Staining/Discoloring, Extent : Moderate, Area Affected : 25%								
	Location : North Facade								
	Worn/Eroded, Extent : Moderate, Area Affected : 25%								
	Location : North Facade								
	Pre-Cast Concrete	3%	Now	\$700	LIFE	**	5	\$1,300	
	Broken/Missing Elements, Extent : Severe, Area Affected : 5%								
	Location : Base Of Building At Elevator Vestibule - North Facade								
	Slate Panels	3%			LIFE	**	5	\$300	
	Stucco Cement	5%	Now	\$400	2033	**	5	\$800	
	Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 5%								
	Location : East Facade								
Windows									
	Metal Louvers	5%			2031	**	10	\$600	
	Wood	20%	Now	\$17,800	2053	**	5	\$2,100	1
	Dry Rot/Decay, Extent : Severe, Area Affected : 50%								
	Location : Old Apartment - Penthouse								
	Misaligned/Bulging, Extent : Moderate, Area Affected : 50%								
	Location : Old Apartment - Penthouse								
	Split/Cracked, Extent : Severe, Area Affected : 50%								
	Location : Old Apartment - Penthouse								
	Wood	25%			2036	**	5	\$5,100	
	Wood	50%	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, Area Affected : 100%								
	Location : First And Second Floors								
	Unit Inoperable, Extent : Moderate, Area Affected : 20%								
	Location : First And Second Floors								

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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
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	
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%									
Location : Stepped Coping									
Worn/Eroded, Extent : Moderate, Area Affected : 25%									
Location : Stepped Coping									
	No Component	20%							
Roof									
	Modified Bitumen	85%	Now	\$59,400	2028	\$198,000			
Drains Clogged, Extent : Severe, Area Affected : 15%									
Location : Western Wall - Main Roof									
Miss/Damaged Flashings, Extent : Moderate, Area Affected : 15%									
Location : West Wall									
Ponding, Extent : Severe, Area Affected : 15%									
Location : Western Wall - Main Roof									
Water Penetration, Extent : Severe, Area Affected : 15%									
Location : Elevator Vestibule - First Floor, Main Stair First / Second Floors, Staff Lounge (2 Floor)									
Worn/Eroded, Extent : Moderate, Area Affected : 10%									
Location : Eastern First Floor Bump Out For Elevator Access									
	Skylight, Metal/Glass	10%	Now	\$50,700	2038	**			
Broken/Missing Elements, Extent : Moderate, Area Affected : 15%									
Location : Over Main Stairs And Old Apartment									
Corrosion/Rusting, Extent : Moderate, Area Affected : 20%									
Location : Over Main Stairs And Old Apartment									
	Slate	5%	Now	\$2,900	LIFE	**			
Broken/Missing Elements, Extent : Moderate, Area Affected : 15%									
Location : At Third Floor Dormers - Old Apartment									
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%									
Location : At Third Floor Dormers - Old Apartment									
Interior									
Floors									
	Carpet	10%			2027	\$38,900	3	\$5,300	
	Cast in Place Concrete	10%			LIFE	**	5	\$5,800	
	Ceramic Tile	5%			2037	**	5	\$1,300	
	Vinyl Tile	60%			2028	\$155,700	3	\$6,000	
	Wood	10%			2043	**	5	\$5,000	
	Wood	5%	Now	\$50,300	2068	**	5	\$1,200	
Broken/Missing Elements, Extent : Severe, Area Affected : 25%									
Location : Third Floor - Old Apartment									
Split/Cracked, Extent : Severe, Area Affected : 50%									
Location : Old Apartment									

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

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

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

Interior

Interior Walls

Ceramic Tile	5%			2037	**	5	\$900	
Gypsum Board	20%			LIFE	**	5	\$2,200	
Plaster	65%			LIFE	**	5	\$3,600	
Plaster	5%	Now	\$8,500	LIFE	**	5	\$300	

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

Location : Old Apartment

Loose/Delam Surface, Extent : Severe, Area Affected : 50%

Location : Old Apartment

Wood	5%			LIFE	**	5	\$3,700	
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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

Loose/Delam Surface, Extent : Severe, Area Affected : 50%

Location : Old Apartment

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

Location : Old Apartment

Plaster	10%			LIFE	**	5	\$1,700	
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Site Enclosure

Fence/Gates

Iron Picket	100%	Now	\$1,600	2048	**			
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Broken/Missing Elements, Extent : Severe, Area Affected : 10%

Location : Basement Stair Enclosure - South Facade

Corrosion/Rusting, Extent : Moderate, Area Affected : 25%

Location : Basement Stair Enclosure - South Facade

Site Pavements

Public Sidewalk

Cast in Place Concrete	100%			2041	**			
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Other Observation, Extent : Light, Area Affected : 100%

Location : East, West And South Facades

Explanation : Perimeter Walkways Are Responsibility Of Housing Complex

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

Under 600 Volts

Service Equipment

Molded Case Bkrs	100%			2038	**	5	\$500	
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room

Explanation : Main Service Disconnect Switch Rated At 800 Amperes

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Switchgear / Switchboard								
	Molded Case Bkrs	100%			2038	**	5	\$500	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : 2- Vertical Sections							
	Raceway								
	Conduit	100%			2038	**	1		
	Panelboards								
	Fused Disc Sw	10%			2036	**	5		
	Molded Case Bkrs	90%			2036	**	5	\$400	
	Wiring								
	Thermoplastic	100%			2038	**	1		
	Motor Controllers								
	Locally Mounted	50%			2026	\$17,400	5	\$100	
	Locally Mounted	50%			2033	**	5	\$100	
Ground									
	Grounding Devices								
	Generic	100%	Now	\$11,000	LIFE	**	5	\$300	
		Other Observation, Extent : Severe, Area Affected : 100%							
		Location : Water Meter Room							
		Explanation : Unconnected Ckt Ground							
Lighting									
	Interior Lighting								
	Fluorescent	5%			2023	\$10,200	10	\$800	
		T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%							
		Location : Basement							
	Fluorescent	90%			2033	**	10	\$14,600	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Compact Fluorescent Light Fixtures							
	Fluorescent	5%			2028	\$10,200	10	\$800	
		T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%							
		Location : Staff Room							
	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	10%			2023	\$6,500	2		
	No Component	90%							
Alarm									
	Security System								
	No Component	30%							
	Generic	70%			2036	**	1	\$4,600	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Reading Areas, Hallways							
		Explanation : CCTV Surveillance Cameras							

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
Energy Source	Natural Gas	100%			2038	* *	1		
Conversion Equipment	Hot Water Boiler	100%			2041	* *	1	\$8,800	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Basement Boiler Room									
Explanation : 1 Unit									
Distribution	Hot Wtr Piping/Pump	100%	Now	\$3,000	2027	\$29,800	4	\$900	
Corroded, Extent : Severe, Area Affected : 15%									
Location : Control Valves And Circulating Pumps, Piping, Boiler Room									
On Extended Life, Extent : Severe, Area Affected : 10%									
Location : Control Valves And Circulating Pumps, Replacement Needed, Boiler Room									
Terminal Devices	Convactor/Radiator	100%	Now	\$20,400	2033	* *	1	\$5,100	
Malfunctioning, Extent : Severe, Area Affected : 50%									
Location : Various Locations									
Air Conditioning									
Energy Source	Electricity	100%			2036	* *	1		
Conversion Equipment	Reciprocating Compr/Chiller	40%	Now	\$64,800	2038	* *	1	\$3,000	
Not Energy Efficient, Extent : Severe, Area Affected : 30%									
Location : Replacement Needed. Basement									
On Extended Life, Extent : Moderate, Area Affected : 40%									
Location : Basement									
R-22 Refrigerant, Extent : Light, Area Affected : 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 Pipe/Pump	40%	Now	\$500	2028	\$9,300	4	\$400	
Insul. Deteriorating, Extent : Severe, Area Affected : 30%									
Location : Roof									
No Component		60%							
Terminal Devices	Air Handler/Dir Expansion	40%			2023	\$85,400	1		
No Component		60%							

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

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	
Other Observation, Extent : Moderate, Area Affected : 40%									
Location : Roof									
Explanation : On Extended 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	100%	Now	\$2,000	LIFE	* *	1		
Blockage /Clogged, Extent : Moderate, Area Affected : 5%									
Location : Roof									
Fixtures									
	Generic	100%							
Vertical Transport									
Elevators									
	Hydraulic	100%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 100%									
Location : Basement, Ground Floor, 1 Floor, 1 Mez, 2 Floor, 2 Mez.									
Explanation : 1 Unit									

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

Print Date : 12-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
Program / Asset # : NPL0G02.000 / 13335 **Yr Built/Renovated** : 1959 / 2003
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



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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
	Exterior Walls								
	Cast Stone/Terra Cotta	1%			LIFE	**	5	\$1,800	
	Masonry: Brick	99%	Now	\$73,000	LIFE	**	5	\$22,900	
		Cracking/Crumbling, Extent : Severe, Area Affected : 10%							
		Location : Above Entrance							
		Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%							
		Location : Throughout							
		Misaligned/Bulging, Extent : Moderate, Area Affected : 10%							
		Location : N. W. Corner And Over Main Entrance							
Windows									
	Aluminum	100%	Now	\$12,100	2043	**	5	\$2,400	
		Hardware Missing, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout							
		Explanation : Protective Metal Grilles							
Parapets									
	Masonry: Brick	90%	Now	\$47,800	LIFE	**	5	\$3,900	
		Efflorescence, Extent : Light, Area Affected : 15%							
		Location : Throughout							
		Jnt Mortar Miss/Erod, Extent : Severe, Area Affected : 15%							
		Location : Throughout							
		Spalling, Extent : Light, Area Affected : 20%							
		Location : Throughout							
		Vegetation Growth, Extent : Severe, Area Affected : 15%							
		Location : 173rd Street Facade							
	Pre-Cast Concrete	10%	4+	\$800	LIFE	**	5	\$2,700	
		Vegetation Growth, Extent : Moderate, Area Affected : 20%							
		Location : Coping Stones							
Roof									
	Modified Bitumen	100%	Now	\$72,300	2027	\$240,800			
		Alligatoring, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							
		Blisters, Extent : Moderate, Area Affected : 30%							
		Location : Throughout							
		Drains Clogged, Extent : Severe, Area Affected : 15%							
		Location : Throughout							
		Ponding, Extent : Severe, Area Affected : 15%							
		Location : At Roof Drains							
		Seams Open/Split, Extent : Moderate, Area Affected : 25%							
		Location : At Roof Penetrations							
		Water Penetration, Extent : Moderate, Area Affected : 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.

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Floors									
	Carpet	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/Missing Elements, Extent : Severe, Area Affected : 15%									
Location : Basement									
Interior Walls									
	Plaster	100%			LIFE	* *	5	\$11,400	
Ceilings									
	AcousTileSusp.Lay-In	70%	0-2	\$33,500	2040	* *	5	\$9,800	
Staining/Discoloring, Extent : Moderate, Area Affected : 30%									
Location : Third Floor									
Water Penetration, Extent : Severe, Area Affected : 5%									
Location : At Stair Landing Opposite Main Desk									
	Plaster	30%			LIFE	* *	5	\$5,200	
Electrical									
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Service Equipment									
	Fused Disc Sw	50%			2027	\$800	5		
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Electrical Room									
Explanation : One 400 Amperes Main Disconnect Switch									
	Molded Case Bkrs	50%			2027	\$800	5	\$200	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Electrical Room									
Explanation : One 350 Amperes Main Disconnect 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		

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Motor Controllers								
	Locally Mounted	100%			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 : Light, 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		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	60%			2037	* *	1		
	Interruptible Gas/Dual Fuel	40%			2047	* *	1		

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

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Conversion Equipment								
	Furnace	60%			2027	\$26,100	1	\$5,500	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Roof							
		Explanation : 1 Unit							
	Hot Water Boiler	40%			2032	**	1	\$3,700	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Boiler Room							
		Explanation : 1 Unit							
Distribution									
	Ductwork/Diffusers	60%			LIFE	**	2-5	\$6,200	
	Hot Wtr Piping/Pump	40%			2043	**	4	\$400	
Terminal Devices									
	Convactor/Radiator	40%			2040	**	1	\$2,400	
	No Component	60%							
Air Conditioning									
	Energy Source								
	Electricity	100%			2043	**	1		
	Conversion Equipment								
	Exterior Pkg Unit - Cooling	100%			2027	\$149,800	2	\$1,100	
		R-22 Refrigerant, Extent : Moderate, Area Affected : 100%							
		Location : Roof							
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Roof							
		Explanation : Under Construction							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$10,400	
	Exhaust Fans								
	Interior	80%			2032	**	2	\$500	
	Roof	20%			2027	\$6,100	2	\$100	
Plumbing									
	H/C Water Piping								
	Galvanized Steel	100%			2032	**	1		
	Water Heater								
	Electric	100%			2025	\$16,300	4	\$200	
	Sanitary Piping								
	Cast Iron	100%			LIFE	**	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1		
	Sewage Ejector(s)								
	Electric	100%			2035	**	4	\$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
GRAND CONCOURSE BRANCH LIBRARY
Asset # : 13335

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

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

Print Date : 12-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
Program / Asset # : NPL0G03.000 / 13336 **Yr Built/Renovated** : 1954 / 2005
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



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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick	80%			LIFE	**	5	\$14,000	
	Masonry: Granite	5%			LIFE	**	5	\$700	
	Masonry: Limestone	5%			LIFE	**	5	\$700	
	Metal/Glass Curt Wall	10%			LIFE	**	5	\$3,300	
Windows									
	Aluminum	100%	Now	\$82,300	2052	**	5	\$900	
	Air Infiltration, Extent : Moderate, Area Affected : 100%								
	Location : Throughout								
	Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 50%								
	Location : Throughout								
	Weather Strip Missing, Extent : Moderate, Area Affected : 40%								
	Location : Throughout								
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Throughout								
	Explanation : Thermally Inefficient								
Parapets									
	Masonry: Brick	90%			LIFE	**	5	\$1,500	
	Masonry: Limestone	10%			LIFE	**	5	\$200	
Roof									
	Modified Bitumen	98%			2032	**	10	\$5,300	
	Skylight, Metal/Glass	2%	Now	\$3,400	2037	**			
	Corrosion/Rusting, Extent : Moderate, Area Affected : 10%								
	Location : Over Second Floor								
	Glazing Broken/Cracked, Extent : Moderate, Area Affected : 5%								
	Location : Over Second Floor								
Interior									
Floors									
	Cast in Place Concrete	5%			LIFE	**	5	\$900	
	Ceramic Tile	5%			2036	**	5	\$400	
	Marble Panels	3%			LIFE	**	5	\$200	
	Vinyl Tile	87%			2032	**	3	\$2,700	
Interior Walls									
	Ceramic Tile	5%			2036	**	5	\$700	
	Gypsum Board	80%			LIFE	**	5	\$6,500	
	Marble Panels	5%			LIFE	**			
	Plaster	10%	Now	\$200	LIFE	**	5	\$400	
	Water Penetration, Extent : Moderate, Area Affected : 5%								
	Location : Basement Stair								
Ceilings									
	AcousTileSusp.Lay-In	5%			2040	**	5	\$400	
	Gypsum Board	95%			LIFE	**	5	\$9,700	
Site Enclosure									
Fence/Gates									
	Chain Link	85%			2037	**			
	Iron Picket	15%			2047	**			
Site Pavements									

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

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

Site Pavements

Public Sidewalk

Cast in Place Concrete	100%		2032	**
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Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Service Equipment

Fused Disc Sw	100%		2047	**	5
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*Suspect Water Damage, Extent : Moderate, Area Affected : 100%**Location : Electrical Meter In Basement**Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room**Explanation : 400 Amperes Service*

Transformers

Dry Type	100%		2044	**	5
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Raceway

Conduit	100%		2047	**	1
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Panelboards

Molded Case Bkrs	100%		2043	**	5	\$100
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Wiring

Thermoplastic	100%		2047	**	1
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Motor Controllers

Locally Mounted	100%		2040	**	5
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Ground

Grounding Devices

Generic	100%		LIFE	**	5	\$100
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Lighting

Interior Lighting

Fluorescent	95%		2032	**	10	\$4,300
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*Other Observation, Extent : Light, Area Affected : 100%**Location : Throughout The Building**Explanation : T8 Lamps*

Fluorescent	5%		2032	**	10	\$200
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*Compact Fluorescent Light, Extent : Light, Area Affected : 100%**Location : First Floor*

Egress Lighting

Emergency, Battery	50%		2032	**	10	\$600
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Exit, LED	50%		2055	**	1	
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Alarm

Security System

Generic	100%		2032	**	1	\$1,900
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Fire/Smoke Detection

Generic, Digital	100%		2032	**	1-3	\$3,100
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Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

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

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

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

Mechanical		Current Repair		Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (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	\$2,500	
	Distribution							
	Hot Wtr Piping/Pump	100%		2043	**	4	\$200	
	Terminal Devices							
	Air Handler	70%		2032	**	1	\$2,200	
	Convactor/Radiator	30%		2040	**	1	\$500	
Air Conditioning								
	Energy Source							
	Electricity	100%		2043	**	1		
	Conversion Equipment							
	Interior Pkg Unit - Cooling	20%		2025	\$37,000	2	\$100	
	Exterior Pkg Unit - Cooling	80%		2032	**	2	\$200	
	<i>Other Observation, Extent : Moderate, Area Affected : 30%</i> <i>Location : Roof</i> <i>Explanation : Duct Insulation Damaged</i>							
	Distribution							
	Ductwork/Diffusers	100%		LIFE	**	2	\$6,500	
Ventilation								
	Distribution							
	Ductwork/Diffusers	100%		LIFE	**	2-5	\$2,800	
	Exhaust Fans							
	Interior	20%		2027	\$3,500	2		
	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	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i> <i>Location : Basement</i> <i>Explanation : 65 Gallons</i>							
	Sanitary Piping							
	Cast Iron	100%		LIFE	**	1		
	Storm Drain Piping							
	Cast Iron	100%		LIFE	**	1		
	Sump Pump(s)							
	Submersible	100%		2021	\$200	4	\$200	
	Fixtures							
	Generic	100%						
Vertical Transport								
	Elevators							
	Hydraulic	100%		LIFE	**			

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

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

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

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

Print Date : 12-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
Program / Asset # : NPL0H01.000 / 13337 **Yr Built/Renovated** : 1961 / 2005
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



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

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

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

Exterior

Exterior Walls

Glass Block	25%			LIFE	**	5		\$3,700	
Masonry: Brick	70%			LIFE	**	5		\$16,400	
Weathering Steel	5%	4+	\$1,700	LIFE	**	1			

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

Location : Street Facade

Windows

Aluminum	100%			2035	**	5		\$3,700	
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Other Observation, Extent : Light, Area Affected : 100%

Location : Throughout

Explanation : Protective Metal Grilles

Roof

Cast in Place Concrete	5%	Now	\$200	LIFE	**				
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Cracking/Crumbling, Extent : Moderate, Area Affected : 10%

Location : Awning Over Main Entrance

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

Location : Main Entrance

Explanation : Awning Actually Pre-cast Concrete Panels

Not Accessible

95%

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

Location : Roof

Explanation : There Is No Interior Access To Roof, Outside Access By Ladder Only - No Ladder Was Available For Access

Interior

Floors

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%	0-2	\$3,100	LIFE	**	5		\$5,600	

Water Penetration, Extent : Light, Area Affected : 5%

Location : At Structural Column Containing Roof Drain

Ceilings

Plaster	100%			LIFE	**	5		\$10,700	
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Electrical		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2027		\$1,600	5		
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room

Explanation : One 800 Ampere Main Disconnect Switch

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
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%	2-4	\$8,800	2052	* *	1		
		Insulation Aged, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
	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								
	Generic	100%			LIFE	* *	5	\$200	
Lighting									
	Interior Lighting								
	Fluorescent	10%			2032	* *	10	\$1,000	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Childrens Room							
		Explanation : Using T-5 Lamps							
	Fluorescent	30%			2032	* *	10	\$3,000	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Using T-5 Lamps							
	Fluorescent	55%			2022	\$62,700	10	\$5,400	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout							
		Explanation : Using T-12 Lamps							
	Fluorescent	5%			2032	* *	10	\$500	
		Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
	Egress Lighting								
	Emergency, Battery	50%			2027	\$7,700	10	\$1,300	
	Exit, Service	50%			2027	\$800	1		
	Exterior Lighting								
	HID	100%			2022	\$43,000	10		
Alarm									

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

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

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

Alarm

Security System

No Component

80%

Generic

20%

2037

* *

1

\$800

Fire/Smoke Detection

No Component

80%

Generic, Digital

20%

2035

* *

1-3

\$1,300

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

Heating

Energy Source

Utility Steam

100%

2047

* *

1

Conversion Equipment

Heat Exchanger, Plate & Frame

100%

2036

* *

1

\$5,300

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

Convactor/Radiator

10%

2040

* *

1

\$400

Air Conditioning

Energy Source

Electricity

100%

2035

* *

1

Conversion Equipment

Reciprocating
Compr/Chiller

100%

2027

\$90,500

1

\$5,000

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

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

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific 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	% of	Fail Date	Estimated Cost	Year	Estimated Cost	Cycle	Estimated Cost	Priority
	Type	Total	(Years)		FY		(Yrs)		
Plumbing									
	Fixtures								
	Generic	100%							

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

Print Date : 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
Program / Asset # : NPL0010.000 / 4224 **Yr Built/Renovated** : 1907 / 2004
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

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



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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
	Exterior Walls								
	Masonry: Brick	65%	Now	\$79,000	LIFE	* *	5	\$11,400	
		Spalling, Extent : Moderate, Area Affected : 25%							
		Location : East Facade, West Facade, North Facade							
		Worn/Eroded, Extent : Moderate, Area Affected : 25%							
		Location : East Facade, West Facade, North Facade							
	Masonry: Granite	5%	4+	\$12,100	LIFE	* *	5	\$700	
		Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%							
		Location : Base Of Building - Street Facade							
		Staining/Discoloring, Extent : Moderate, Area Affected : 20%							
		Location : Base Of Building - Street Facade							
	Masonry: Limestone	25%			LIFE	* *	5	\$3,300	
		Other Observation, Extent : Light, Area Affected : 20%							
		Location : South (Street) Façade							
		Explanation : Sidewalk Shed Present							
	Metal Panel	5%	4+	\$700	2038	* *	5	\$1,600	
		Deformed/Dented, Extent : Moderate, Area Affected : 15%							
		Location : Dormers Facing South							
Windows									
	Metal Louvers	5%	Now	\$6,700	2043	* *			
		Deformed/Dented, Extent : Moderate, Area Affected : 50%							
		Location : Vents At Grade - South Facade							
	Wood	95%	Now	\$160,300	2053	* *	5	\$18,500	
		Air Infiltration, Extent : Moderate, Area Affected : 50%							
		Location : North And South Facing Windows							
		Dry Rot/Decay, Extent : Moderate, Area Affected : 50%							
		Location : North And South Facing Windows							
		Glazing Clouded, Extent : Moderate, Area Affected : 75%							
		Location : Damaged Lexan Panes Throughout							
		Hardware Missing, Extent : Moderate, Area Affected : 10%							
		Location : North Facing Windows							
		Thermally Inefficient, Extent : Moderate, Area Affected : 50%							
		Location : North And South Facing Windows							
		Split/Cracked, Extent : Moderate, Area Affected : 50%							
		Location : North And South Facing Windows							

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Parapets									
	Masonry: Brick	65%	Now	\$40,600	LIFE	* *	5	\$2,000	1
<i>Jnt Mortar Miss/Erod, Extent : Severe, Area Affected : 30%</i>									
<i>Location : East Facade, West Facade, North Facade</i>									
<i>Spalling, Extent : Severe, Area Affected : 25%</i>									
<i>Location : East Facade, West Facade, North Facade</i>									
<i>Worn/Eroded, Extent : Moderate, Area Affected : 35%</i>									
<i>Location : East Facade, West Facade, North Facade</i>									
	Masonry: Limestone	20%			LIFE	* *	5	\$800	
	Metal Panel	5%			2038	* *	5	\$600	
	Pre-Cast Concrete	5%			LIFE	* *	5	\$1,000	
	Slate	5%			LIFE	* *	5	\$200	
Roof									
	Modified Bitumen	85%			2036	* *	10	\$15,200	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>									
<i>Location : Main Roof</i>									
	Modified Bitumen	15%	2-4	\$42,000	2038	* *			
<i>Water Penetration, Extent : Severe, Area Affected : 15%</i>									
<i>Location : 1st Floor Reading Area And Stacks</i>									
<i>Worn/Eroded, Extent : Moderate, Area Affected : 100%</i>									
<i>Location : Throughout Lower Roof Atop Rear Addition</i>									

Interior

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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Floors									
	Cast in Place Concrete	10%			LIFE	**	5	\$7,700	
				Water Penetration, Extent : Moderate, Area Affected : 10%					
				Location : Air Conditioning Room In Basement					
	Ceramic Tile	5%	4+	\$7,800	2031	**	5	\$900	
				Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%					
				Location : 1st, 2nd And Basement Bathrooms					
	Vinyl Tile	50%	4+	\$34,400	2028	\$172,100	3	\$6,600	
				Broken/Missing Elements, Extent : Moderate, Area Affected : 15%					
				Location : 2nd Floor Reading Area					
				Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 10%					
				Location : Children Room					
				Uneven Substrate, Extent : Moderate, Area Affected : 20%					
				Location : 1st Floor Reading Area					
				Worn/Eroded, Extent : Moderate, Area Affected : 20%					
				Location : 2nd Floor Reading Area And Children Room					
	Vinyl Tile	5%			2038	**	3	\$700	
				Recent Replace Evident, Extent : Light, Area Affected : 100%					
				Location : Community Room - Basement					
	Wood	25%	Now	\$33,400	2043	**	5	\$8,300	
				Misaligned/Bulging, Extent : Moderate, Area Affected : 15%					
				Location : Various Locations On 3rd Floor					
	Wood	5%	Now	\$66,800	2068	**	5	\$1,700	
				Dry Rot/Decay, Extent : Severe, Area Affected : 50%					
				Location : Old Apartment					
				Split/Cracked, Extent : Severe, Area Affected : 50%					
				Location : Old Apartment					

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Interior Walls									
	Ceramic Tile	3%			2041	**	5	\$1,100	
	Concrete Masonry Unit	10%			LIFE	**	5	\$1,400	
	Glass: Single Pane	2%			LIFE	**	5	\$500	
	Gypsum Board	60%			LIFE	**	5	\$12,900	
	Masonry: Brick	5%	Now	\$16,000	LIFE	**			
Loose/Delam Surface, Extent : Moderate, Area Affected : 10%									
Location : Basement - Mechanical Areas									
Worn/Eroded, Extent : Moderate, Area Affected : 25%									
Location : Basement - Mechanical Areas									
	Plaster	10%	Now	\$33,000	LIFE	**	5	\$1,100	
Cracking/Crumbling, Extent : Severe, Area Affected : 50%									
Location : Mechanical Areas And Structural Columns In Basement And 3rd Floor Apartment									
Deteriorated Finish, Extent : Severe, Area Affected : 50%									
Location : Mechanical Areas And Structural Columns In Basement And 3rd Floor Apartment									
Water Penetration, Extent : Severe, Area Affected : 25%									
Location : Mechanical Areas And Structural Columns In Basement									
	Plaster	10%	4+	\$3,300	LIFE	**	5	\$1,100	
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%									
Location : Various Locations Throughout									
Ceilings									
	AcousTileSusp.Lay-In	25%			2045	**	5	\$8,800	
	Glass: Susp Panels	10%			LIFE	**			
	Gypsum Board	20%	Now	\$4,100	LIFE	**	5	\$8,800	
Water Penetration, Extent : Severe, Area Affected : 10%									
Location : Biography Section - 1st Floor Reading Room (Rear Addition)									
	Plaster	40%			LIFE	**	5	\$8,800	
	Plaster	5%	Now	\$26,700	LIFE	**	5	\$1,100	
Broken/Missing Elements, Extent : Severe, Area Affected : 50%									
Location : Old Apartment									
Water Penetration, Extent : Severe, Area Affected : 25%									
Location : Old Apartment									
Site Enclosure									
Fence/Gates									
	Iron Picket	100%	Now	\$1,400	2048	**			
Other Observation, Extent : Moderate, Area Affected : 25%									
Location : At Main Entrance - Street Side Elevation									
Explanation : Granite Curbing Of Fence Is Stained And Has Eroded Joints									
Retaining Walls									
	Masonry: Brick	100%			2038	**			
Site Pavements									

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

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

Site Pavements

Public Sidewalk

Cast in Place Concrete	100%	Now	\$5,600	2041	* *				
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>									
<i>Location : At Main Entrance To Building</i>									
<i>Tripping Hazard, Extent : Moderate, Area Affected : 20%</i>									
<i>Location : At Main Entrance To Building</i>									

On-Site Walkways

Cast in Place Concrete	100%			2026		\$48,800			
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Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2048	* *	5		\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : Boiler Room / Electrical Room</i>									
<i>Explanation : Main Service Switch Rated At 800 Amperes.</i>									

Switchgear / Switchboard

Molded Case Bkrs	100%			2028		\$37,200	5		\$600
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>									
<i>Location : Basement</i>									
<i>Explanation : 1- Vertical Section</i>									

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
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Ground

Grounding Devices

Not Accessible	100%								
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Lighting

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting									
	Interior Lighting								
	Fluorescent	30%			2033	* *	10	\$6,500	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Reading Areas							
	Fluorescent	40%			2023	\$108,400	10	\$8,600	
		T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%							
		Location : Reading Areas And Basement							
	Fluorescent	10%			2033	* *	10	\$2,200	
		T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : 3rd Floor							
	Fluorescent	20%			2033	* *	10	\$4,300	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Hallways And 1st Floor Reading Area							
		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	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		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, Area Affected : 100%							
		Location : Reading Areas, Hallways And Basement							
		Explanation : CCTV Surveillance Cameras							
Fire/Smoke Detection									
	Generic, Digital	100%			2033	* *	1-3	\$14,900	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Smoke Detectors, Alarm Bells, Strobe Lights, Manual Pull Station And Horns							

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2048	* *	1		

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Conversion Equipment								
	Hot Water Boiler	100%			2041	**	1	\$11,600	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement Boiler Room							
		Explanation : 1 Unit							
Distribution									
	Hot Wtr Piping/Pump	100%	Now	\$800	2027	\$39,500	4	\$1,200	
		Corroded, Extent : Severe, Area Affected : 2%							
		Location : 1 Pump On Top Of The Boiler							
Terminal Devices									
	Convactor/Radiator	40%			2033	**	1	\$3,000	
	Fan Coil Unit/Heat	20%			2036	**	1	\$1,500	
	Fan Coil Unit/Heat	40%	0-2	\$151,800	2038	**	1	\$2,700	
		On Extended Life, Extent : Severe, Area Affected : 40%							
		Location : 3rd Fl. Fan Room							
Air Conditioning									
	Energy Source								
	Electricity	100%			2036	**	1		
	Conversion Equipment								
	Reciprocating	40%	0-2	\$86,000	2038	**	1	\$3,900	
	Compr/Chiller								
		On Extended Life, Extent : Severe, Area Affected : 50%							
		Location : Basement And 3rd Floor							
		R-22 Refrigerant, Extent : Light, Area Affected : 40%							
		Location : Basement And 3rd Floor							
	Exterior Pkg Unit - Cooling	20%	0-2	\$41,000	2038	**	2	\$200	
		R-22 Refrigerant, Extent : Light, Area Affected : 20%							
		Location : Lower Roof							
		Other Observation, Extent : Severe, Area Affected : 20%							
		Location : Lower Roof							
		Explanation : 1 Obsolete Unit							
	Exterior Pkg Unit - Cooling	30%			2036	**	2	\$400	
		Other Observation, Extent : Light, Area Affected : 30%							
		Location : Roof							
		Explanation : 1 Unit, R-410a							
	Split Unit	5%			2033	**			
		Other Observation, Extent : Light, Area Affected : 5%							
		Location : Roof							
		Explanation : 1 Unit, R-410a							
	Split Unit	5%	Now	\$27,000	2038	**			
		R-22 Refrigerant, Extent : Severe, Area Affected : 5%							
		Location : 1 Condemn Unit, Lower Roof							

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Terminal Devices								
	Air Handler/Dir Expansion	40%	0-2	\$113,300	2038	**	1		
		On Extended Life, Extent : Severe, Area Affected : 40%							
		Location : Basement And 3rd Floor							
	Fan Coil - 2 Pipe	5%			2033	**	1	\$400	
	Fan Coil - 2 Pipe	5%	0-2	\$24,100	2038	**	1	\$300	
		Other Observation, Extent : Severe, Area Affected : 5%							
		Location : Basement							
		Explanation : 1 Obsolete Unit							
	No Component	50%							
Heat Rejection									
	Air Cooled Condenser Unit	5%			2033	**	2	\$800	
	Air Cooled Condenser Unit	5%	0-2	\$2,600	2038	**	2	\$700	
		Other Observation, Extent : Severe, Area Affected : 5%							
		Location : Lower Roof							
		Explanation : 1 Condemn Unit							
	Dry Cooler	40%	Now	\$55,100	2038	**	2	\$5,200	
		Broken, Extent : Severe, Area Affected : 20%							
		Location : Roof							
		Other Observation, Extent : Severe, Area Affected : 40%							
		Location : Roof							
		Explanation : 3 Obsolete Units							
	No Component	50%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	15%			LIFE	**	2-5	\$2,000	
	Ductwork/Diffusers	85%			LIFE	**	2-5	\$11,100	
Exhaust Fans									
	Interior	25%			2023	\$22,500	2	\$200	
	Roof	50%			2023	\$21,000	2	\$400	
		Obsolete Equipment, Extent : Severe, Area Affected : 50%							
		Location : Roof And Lower Roof							
	Roof	25%			2036	**	2	\$200	
Plumbing									
	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		

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

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

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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
Program / Asset # : NPL0H02.000 / 13338 **Yr Built/Renovated** : 1909 / 2004
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



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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick	57%	Now	\$159,000	LIFE	**	5	\$24,900	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : At Wall Penetrations - Rear Facade							
		Diagonal Cracks, Extent : Moderate, Area Affected : 15%							
		Location : Wall Penetrations And Corners - Rear Facade							
		Spalling, Extent : Moderate, Area Affected : 15%							
		Location : Various Locations - Rear Facade							
		Worn/Eroded, Extent : Moderate, Area Affected : 50%							
		Location : Rear Facade - Throughout							
	Masonry: Granite	5%			LIFE	**	5	\$1,600	
	Masonry: Limestone	25%			LIFE	**	5	\$8,200	
	Metal Panel	5%	Now	\$1,700	2038	**	5	\$4,100	
		Seams Open/Split, Extent : Severe, Area Affected : 10%							
		Location : Facade Of Built Out Roof Over Community Room							
	Slate Panels	3%			LIFE	**	5	\$1,000	
	Stucco Cement	5%			2041	**	5	\$5,500	
Windows									
	Aluminum	98%			2044	**	5	\$4,700	
	Wood	2%	Now	\$2,800	2053	**	5	\$500	
		Split/Cracked, Extent : Moderate, Area Affected : 50%							
		Location : Bulkhead Window							
Parapets									
	Cast Stone/Terra Cotta	5%			LIFE	**	5	\$900	
	Masonry: Brick	75%	Now	\$32,900	LIFE	**	5	\$1,800	
		Diagonal Cracks, Extent : Moderate, Area Affected : 15%							
		Location : Corners Of Parapet Wall							
		Miss/Damaged Copings, Extent : Moderate, Area Affected : 25%							
		Location : Perimeter Of Flat Roof							
		Miss/Damaged Flashings, Extent : Moderate, Area Affected : 25%							
		Location : At Flat Roof And Pitched Roof							
		Spalling, Extent : Moderate, Area Affected : 25%							
		Location : Exterior Parapet Wall - Rear Facade							
	Masonry: Limestone	5%	Now	\$2,700	LIFE	**	5	\$200	
		Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%							
		Location : Coping							
	Masonry: Limestone	10%	Now	\$4,000	LIFE	**	5	\$300	
		Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%							
		Location : Street Facade							
	Metal Security Bars	5%			2043	**			
Roof									
	Asphalt Shingle	45%	Now	\$1,700	2037	**			
		Water Penetration, Extent : Moderate, Area Affected : 10%							
		Location : Over Auditorium							
	Modified Bitumen	50%			2028	\$76,400	10	\$5,300	
	Skylight, Metal/Glass	5%			2028	\$83,200	10	\$1,800	

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior Floors									
	Ceramic Tile	3%	Now	\$3,600	2037	**	5	\$300	
		Water Penetration, Extent : Moderate, Area Affected : 10%							
		Location : 3rd Floor Bathrooms							
		Worn/Eroded, Extent : Moderate, Area Affected : 35%							
		Location : 3rd Floor Bathrooms							
	Marble Panels	5%			LIFE	**	5	\$700	
	Terrazzo	7%	2-4	\$3,300	LIFE	**	5	\$1,100	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : Main Reception Area / Entry Vestibule							
	Vinyl Tile	60%	0-2	\$20,800	2028	\$104,000	3	\$4,300	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 25%							
		Location : 3rd Floor Staff Areas, Basement, 2nd Floor Children Bathrooms							
	Wood	25%			2043	**	5	\$9,000	
		Deteriorated Finish, Extent : Light, Area Affected : 25%							
		Location : 3rd Floor Community Area							
Interior Walls									
	Ceramic Tile	3%	Now	\$9,200	2037	**	5	\$500	
		Worn/Eroded, Extent : Moderate, Area Affected : 30%							
		Location : 3rd Floor Bathrooms							
	Glass: Single Pane	5%			LIFE	**	5	\$1,300	
	Plaster	80%	Now	\$23,700	LIFE	**	5	\$8,400	
		Water Penetration, Extent : Severe, Area Affected : 10%							
		Location : Third Floor Bathrooms And Community Room							
	Wood	12%	4+	\$6,200	LIFE	**	5	\$16,800	
		Deteriorated Finish, Extent : Light, Area Affected : 15%							
		Location : Various Locations - 1st And 2nd Floors							
Ceilings									
	Plaster	75%	Now	\$10,100	LIFE	**	5	\$9,100	
		Water Penetration, Extent : Moderate, Area Affected : 10%							
		Location : 3rd Floor Restrooms And Community Room							
	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								
	Cast in Place Concrete	100%			2041	**			

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

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

Site 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		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

*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room**Explanation : Main Service Disconnect Switch Rated At 800 Amperes*

Switchgear / Switchboard

Fused Disc Sw

50%

2048

* *

5

*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room**Explanation : 2- Vertical Sections*

Molded Case Bkrs

50%

2028

\$17,100

5

\$200

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : 1- Vertical Section*

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

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

Estimates are rounded to the nearest hundred dollars.

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

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

Lighting

Interior Lighting

Fluorescent

90%

2033

* *

10

\$10,800

*T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%**Location : Throughout The Building*

Fluorescent

5%

2033

* *

10

\$600

*T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%**Location : Throughout The Building*

Fluorescent

5%

2036

* *

10

\$600

*Other Observation, Extent : Light, Area Affected : 100%**Location : Throughout The Building**Explanation : Compact Fluorescent Light Fixtures*

Egress Lighting

Emergency, Battery

50%

2033

* *

10

\$1,600

Exit, Service

50%

2033

* *

1

Exterior Lighting

HID

10%

2028

\$5,200

10

No Component

90%

Alarm

Security System

Generic

100%

2033

* *

1

\$4,900

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

Fire/Smoke Detection

Generic, Digital

100%

2033

* *

1-3

\$8,300

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

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

Heating

Energy Source

Natural Gas

100%

2038

* *

1

*Other Observation, Extent : Severe, Area Affected : 1%**Location : Electrical Room**Explanation : Hazard! Gas Meter Is Located Inside The Electrical Room*

Conversion Equipment

Hot Water Boiler

100%

2033

* *

1

\$6,500

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement Boiler Room**Explanation : 1 Unit*

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Distribution								
	Hot Wtr Piping/Pump	100%	0-2	\$1,000	2027	\$20,200	4	\$600	
		Other Observation, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
		Explanation : Defective Temperature Control System.							
	Terminal Devices								
	Convactor/Radiator	100%			2026	\$69,300	1	\$4,200	
Air Conditioning									
	Energy Source								
	Electricity	100%			2036	* *	1		
	Conversion Equipment								
	Exterior Pkg Unit - Cooling	80%			2028	\$83,800	2	\$600	
		R-22 Refrigerant, Extent : Light, Area Affected : 80%							
		Location : 3 Units, Roof							
	Split Unit	20%			2028	\$55,200			
		R-22 Refrigerant, Extent : Light, Area Affected : 20%							
		Location : 2 Units, 1 On Roof, 1 In Court Yard							
	Terminal Devices								
	Fan Coil - 2 Pipe	20%			2028	\$49,200	1	\$800	
	No Component	80%							
	Heat Rejection								
	Evaporative Condenser	20%			2028	\$8,000	2	\$1,800	
	No Component	80%							
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		
	Water Heater								
	Gas Fired	100%			2028	\$7,900	2	\$200	
		Recent Replace Evident, Extent : Light, Area Affected : 100%							
		Location : Basement							
	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	100%							
Vertical Transport									

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

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

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

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

Print Date : 12-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
Program / Asset # : NPL0H03.000 / 13339 **Yr Built/Renovated** : 1976 / 2008
Area Sq Ft : 8,352 **Project Type** : NEW YORK PUBLIC LIBRARY
Date of Survey : 21-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



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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Concrete Masonry Unit	65%			LIFE	**	5	\$6,400	
	Window Wall	35%			2047	**	5	\$20,700	
Windows									
	Aluminum	100%			2043	**	5	\$900	
Parapets									
	Concrete Masonry Unit	85%			LIFE	**	5	\$1,900	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout							
		Explanation : Stucco Over Concrete Masonry Units							
	Metal Panel	5%			2053	**	5	\$400	
	Metal Rail	10%			2044	**	5-10	\$3,700	
Roof									
	Modified Bitumen	97%	2-4	\$11,000	2032	**			
		Alligatoring, Extent : Moderate, Area Affected : 5%							
		Location : Throughout							
	Skylight, Plastic	3%			2044	**	1		
Interior									
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									
	AcousTileSusp.Lay-In	90%			2044	**	5	\$9,300	
	Exposed Struc: Steel	5%			LIFE	**			
	Gypsum Board	5%			LIFE	**	5	\$600	
Site Enclosure									
	Fence/Gates								
	Iron Picket	100%			2062	**			
Site Pavements									
	Public Sidewalk								
	Cast in Place Concrete	100%			2040	**			
Activity Yard									
	Cast in Place Concrete	100%	2-4	\$7,700	2044	**			
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : No Area Drain In Play Yard							
		Explanation : Area Drain Required To Prevent Damage To Concrete Paving And Building							

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

Under 600 Volts

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

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific 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 Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2047	**	5		
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : Main Service Switch 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	
Lighting									
	Interior Lighting								
	Fluorescent	70%			2032	**	10	\$5,400	
		Motion Sensors in Use, Extent : Light, Area Affected : 100%							
		Location : Throughout							
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout							
	Fluorescent	30%			2032	**	10	\$2,300	
		Compact Fluorescent Light, Extent : Light, Area Affected : 100%							
		Location : Throughout							
		Motion Sensors in Use, Extent : Light, Area Affected : 100%							
		Location : Throughout							
	Egress Lighting								
	Emergency, Battery	50%			2032	**	10	\$1,000	
	Exit, LED	50%			2055	**	1		
	Exterior Lighting								
	Fluorescent	100%			2032	**	10	\$800	
Alarm									
	Security System								
	Generic	100%			2032	**	1	\$3,100	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : CCTV Surveillance Cameras							
	Fire/Smoke Detection								
	Generic, Analog	100%			2032	**	1-3	\$5,100	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Strobe Lights, Smoke Detectors, Manual Pull Stations And Horns							

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2047	**	1		
	Conversion Equipment								
	Furnace	50%			2032	**	1	\$2,100	
		Other Observation, Extent : Light, Area Affected : 50%							
		Location : Roof							
		Explanation : 1 Rooftop Package Unit							
	Hot Water Boiler	50%			2040	**	1	\$2,100	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement Boiler Room							
		Explanation : 1 Unit							
	Distribution								
	Hot Wtr Piping/Pump	100%			2043	**	4	\$400	
	Terminal Devices								
	Convactor/Radiator	50%			2040	**	1	\$1,400	
	No Component	50%							
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									
	Distribution								
	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								
	Generic	100%							

Vertical Transport

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

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

Vertical Transport

Elevators

Hydraulic

100%

LIFE

* *

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

Location : 1st To 2nd Floor

Explanation : 1 Unit

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

Maintenance \$ are aggregated over a 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



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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior									
Exterior Walls									
Masonry: Brick	72%			LIFE	**	5	\$15,400		
Masonry: Granite	8%	4+	\$21,900	LIFE	**	5	\$1,300		
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%									
Location : Base Of Building At Leroy Street Facade									
Staining/Discoloring, Extent : Moderate, Area Affected : 20%									
Location : Base Of Building - 7th Avenue Facade									
Masonry: Limestone	12%	4+	\$33,000	LIFE	**	5	\$1,900		
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%									
Location : Leroy Street Facade									
Worn/Eroded, Extent : Moderate, Area Affected : 20%									
Location : Horizontal Banding									
Metal Panel	5%			2028	\$8,200	5-10	\$7,400		
Deformed/Dented, Extent : Moderate, Area Affected : 50%									
Location : 3rd Floor Apartment Enclosure									
Deteriorated Finish, Extent : Moderate, Area Affected : 50%									
Location : 3rd Floor Apartment Enclosure									
Wood	3%	0-2	\$9,100	2033	**	5	\$1,600		
Dry Rot/Decay, Extent : Severe, Area Affected : 35%									
Location : 7th Avenue Entry Vestibule And All Window Casings									
Windows									
Aluminum	5%			2044	**	5	\$200		
Metal Louvers	5%	Now	\$7,600	2043	**				
Deformed/Dented, Extent : Moderate, Area Affected : 50%									
Location : Openings At Grade									
Wood	15%	Now	\$28,800	2053	**	5	\$3,600	1	
Deteriorated Finish, Extent : Moderate, Area Affected : 70%									
Location : 2nd And 3rd Floor Windows Facing South									
Dry Rot/Decay, Extent : Severe, Area Affected : 30%									
Location : 2nd And 3rd Floor Windows Facing South									
Thermally Inefficient, Extent : Severe, Area Affected : 50%									
Location : 2nd And 3rd Floor Windows Facing South									
Weather Strip Missing, Extent : Moderate, Area Affected : 50%									
Location : 2nd And 3rd Floor Windows Facing South									
Wood	75%	Now	\$143,900	2053	**	5	\$18,100		
Dry Rot/Decay, Extent : Moderate, Area Affected : 50%									
Location : 1st And 2nd Floor Windows Facing North, East And West									
Thermally Inefficient, Extent : Moderate, Area Affected : 100%									
Location : 1st And 2nd Floor Windows Facing North, East And West									
Other Observation, Extent : Light, Area Affected : 40%									
Location : West Facing Windows And Windows At Grade									
Explanation : Protective Metal Grilles									

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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Parapets									
	Masonry: Brick	60%	0-2	\$17,900	LIFE	**	5	\$2,900	
Parge/Tar Separating, Extent : Light, Area Affected : 25%									
Location : Interior And Exterior Parapet Walls									
Spalling, Extent : Moderate, Area Affected : 20%									
Location : East, West And North Walls									
	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 : Moderate, Area Affected : 20%									
Location : Perimeter Of Roof									
Water Penetration, Extent : Severe, Area Affected : 15%									
Location : At Roof Drain On Main Roof Adjacent To Apartment Wall									
Interior									
Floors									
	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%			2028	\$165,100	3	\$6,900	
	Vinyl Tile 9" X 9"	15%			2023	\$48,600	3	\$1,600	
	Wood	5%			2043	**	5	\$2,600	
Interior Walls									
	Ceramic Tile	5%			2037	**	5	\$1,100	
	Glass: Single Pane	3%			LIFE	**	5	\$500	
	Marble Panels	2%			LIFE	**			
	Plaster	75%			LIFE	**	5	\$4,900	
	Plaster	10%	Now	\$18,500	LIFE	**	5	\$700	
Paint Peeling, Extent : Severe, Area Affected : 100%									
Location : 3rd Floor Floor Apartment									
Water Penetration, Extent : Severe, Area Affected : 10%									
Location : 2nd Floor Childrens Room, 1st Floor Reading Room, Basement Auditorium									
Worn/Eroded, Extent : Severe, Area Affected : 100%									
Location : 3rd Floor 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, Extent : Severe, Area Affected : 100%									
Location : 3rd Floor Apartment									
Water Penetration, Extent : Severe, Area Affected : 15%									
Location : 2nd Floor Childrens Room, 1st Floor Reading Room, Basement Auditorium									
Worn/Eroded, Extent : Severe, Area Affected : 100%									
Location : 3rd Floor Apartment									

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

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

Site Pavements

Public Sidewalk

Cast in Place Concrete	100%	Now	\$2,500	2041	**
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>					
<i>Location : In Front Of 7th Avenue Entrance</i>					
<i>Tripping Hazard, Extent : Moderate, Area Affected : 10%</i>					
<i>Location : In Front Of 7th Avenue Entrance</i>					

On-Site Walkways

Masonry: Granite	100%			LIFE	* *	
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Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Service Equipment

Molded Case Bkrs	100%			2028	\$1,600	5		\$500
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Disconnect Switch Rated At 600 Amperes.</i>								

Switchgear / Switchboard

Molded Case Bkrs	100%			2028	\$34,200	5		\$500
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 1- Vertical Section</i>								

Raceway

Conduit	70%			2028	\$23,200	1		
Conduit	30%			2038	* *	1		

Panelboards

Fused Disc Sw	5%			2036	* *	5		
Molded Case Bkrs	70%			2027	\$11,100	5		\$300
Molded Case Bkrs	25%			2036	* *	5		\$100

Wiring

Braided Cloth	70%	2-4	\$20,500	2053	* *	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								

Thermoplastic	30%			2038	* *	1		
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Motor Controllers

Locally Mounted	50%			2026	\$16,000	5		\$100
Variable Frequency Drive	50%			2045	* *			

Ground

Grounding Devices

Generic	100%	2-4	\$10,100	LIFE	* *	5		\$300
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Water Main</i>								
<i>Explanation : Corroded</i>								

Lighting

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Asset # : 13340

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	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 Building							
	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, Manual Pull Stations, Smoke Detectors And Horns							

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2048	* *	1		
	Conversion Equipment								
	Furnace	30%			2036	* *	1	\$2,600	
		Other Observation, Extent : Light, Area Affected : 30%							
		Location : Roof							
		Explanation : 2 Rooftop Package 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									
	Convactor/Radiator	70%			2026	\$65,200	1	\$4,000	
	No Component	30%							

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

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

Asset # : 13340

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Energy Source								
	Electricity	100%			2036	**	1		
	Conversion Equipment								
	Int Pkg Unit - Heating/Cooling	20%			2032	**	2	\$200	
		Other Observation, Extent : Light, Area Affected : 20% Location : Basement Explanation : 1 Unit. R-410a							
	Ext Pkg Unit - Heating/Cooling	70%			2036	**	2	\$800	
		Other Observation, Extent : Light, Area Affected : 70% Location : Roof Explanation : 2 Rooftop Units. R-410a							
	No Component	10%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	30%			LIFE	**	2-5	\$2,900	
	Ductwork/Diffusers	70%			LIFE	**	2-5	\$6,900	
	Exhaust Fans								
	Interior	25%			2036	**	2	\$100	
	Roof	75%			2036	**	2	\$400	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2028	\$129,700	1		
	Water Heater								
	Gas Fired	100%			2026	\$10,600	2	\$300	
	Sanitary Piping								
	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 Leak Evident, Extent : Severe, Area Affected : 3% Location : Roof							
	Fixtures								
	Generic	100%							
Fire Suppression									
	Sprinkler								
	No Component	90%							
	Generic	10%			2054	**	1-2	\$500	

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

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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
Program / Asset # : NPL0H05.000 / 13341 **Yr Built/Renovated** : 1929 / 2001
Area Sq Ft : 13,715 **Project Type** : NEW YORK PUBLIC LIBRARY
Date of Survey : 13-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



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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component	% of	Fail Date	Estimated Cost	Year	Estimated Cost	Cycle	Estimated Cost	Priority
	Type	Total	(Years)		FY		(Yrs)		
Exterior									
Exterior Walls									
	Cast Stone/Terra Cotta	7%			LIFE	**	5	\$23,100	
	Masonry: Brick	73%			LIFE	**	5	\$30,800	
	Stucco Cement	20%			2032	**	5	\$21,100	
Windows									
	Aluminum	100%			2043	**	5	\$4,000	
Parapets									
	Masonry: Brick	95%			LIFE	**	5	\$3,800	
	Masonry: Limestone	5%			LIFE	**	5	\$300	
Recent Replace Evident, Extent : Light, Area Affected : 100%									
Location : Flashing And Coping									
Roof									
	Roll Roofing	100%	Now	\$3,300	2026	\$65,900	5	\$12,600	
Water Penetration, Extent : Severe, Area Affected : 2%									
Location : Second Floor Children Community Room Aand Stair									
Interior									
Floors									
	Carpet	55%			2026	\$152,500	3	\$16,900	
	Cast in Place Concrete	5%	Now	\$1,100	LIFE	**	5	\$2,200	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%									
Location : Basement									
	Vinyl Tile	40%			2027	\$73,900	3	\$4,100	
Interior Walls									
	Plaster	95%			LIFE	**	5	\$11,800	
	Plaster	5%	Now	\$1,800	LIFE	**	5	\$600	
Water Penetration, Extent : Moderate, Area Affected : 10%									
Location : Second Floor Children Community Room And Stair									
Ceilings									
	AcousTile,Adhered	20%			2032	**	5	\$4,100	
	Plaster	75%			LIFE	**	5	\$9,600	
	Plaster	5%	Now	\$700	LIFE	**	5	\$600	
Water Penetration, Extent : Moderate, Area Affected : 5%									
Location : Second Floor Children Community Room									

Electrical		Current Repair		Future Replacement		Maintenance		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost		
Under 600 Volts									
Service Equipment									
Fused Disc Sw	100%			2027	\$1,600	5	\$100		
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Electrical Room									
Explanation : Main Service Switch Rated At 400 Amperes									
Switchgear / Switchboard									
Molded Case Bkrs	100%			2027	\$34,200	5	\$400		

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

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

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Raceway									
	Conduit	70%			2027	\$23,200	1		
	Conduit	30%			2037	**	1		
Panelboards									
	Molded Case Bkrs	40%			2026	\$6,300	5	\$100	
	Molded Case Bkrs	40%			2035	**	5	\$100	
	Molded Case Bkrs	20%			2043	**	5	\$100	
Wiring									
	Braided Cloth	20%	2-4	\$5,900	2052	**	1		
	Insulation Aged, Extent : Moderate, Area Affected : 100%								
	Location : Throughout								
	Thermoplastic	50%			2037	**	1		
	Thermoplastic	30%			2047	**	1		
Motor Controllers									
	Locally Mounted	100%			2032	**	5	\$100	
Ground									
	Grounding Devices								
	Generic	100%	2-4	\$10,100	LIFE	**	5	\$200	
	Other Observation, Extent : Severe, Area Affected : 100%								
	Location : Water Main								
	Explanation : Corroded								
Lighting									
	Interior Lighting								
	Fluorescent	75%			2035	**	10	\$9,400	
	T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%								
	Location : Throughout The Building								
	Fluorescent	20%			2035	**	10	\$2,500	
	Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%								
	Location : Reading Areas								
	Fluorescent	4%			2022	\$5,800	10	\$500	
	T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%								
	Location : Basement								
	Incandescent	1%			2022	\$1,500	2		
Egress Lighting									
	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	
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location : Reading Areas And Outside								
	Explanation : CCTV Surveillance Camera System								

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

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

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

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

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 Pull Stations, Alarm Bells, Smoke Detectors And Horns*

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

Heating

Energy Source

Natural Gas

100%

2047

* *

1

Conversion Equipment

Hot Water Boiler

100%

2040

* *

1

\$6,800

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

Distribution

Hot Wtr Piping/Pump

100%

2035

* *

4

\$700

Terminal Devices

Convactor/Radiator

100%

2025

\$72,800

1

\$4,400

Air Conditioning

Energy Source

Electricity

100%

2043

* *

1

Conversion Equipment

Exterior Pkg Unit -

Cooling

70%

2022

\$77,000

2

\$600

Exterior Pkg Unit -

Cooling

30%

2032

* *

2

\$300

Distribution

Ductwork/Diffusers

75%

LIFE

* *

2

\$13,400

No Component

25%

Ventilation

Distribution

Ductwork/Diffusers

100%

LIFE

* *

2-5

\$7,600

Plumbing

H/C Water Piping

Brass/Copper

100%

2037

* *

1

Water Heater

Gas Fired

100%

2026

\$8,300

2

\$200

*Recent Installation, Extent : Light, Area Affected : 100%**Location : Basement*

Sanitary Piping

Cast Iron

100%

LIFE

* *

1

Storm Drain Piping

Cast Iron

100%

LIFE

* *

1

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

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

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

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** 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
Program / Asset # : NPL0I01.000 / 13342 **Yr Built/Renovated** : 1952 / 2001
Area Sq Ft : 17,334 **Project Type** : NEW YORK PUBLIC LIBRARY
Date of Survey : 01-Jun-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 2233 **Lot** : 13 **BIN** : 1064894

CAPITAL	FY 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



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

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

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	64%	2-4	\$55,800	LIFE	**	5	\$17,500		
	Cracking/Crumbling, Extent : Light, Area Affected : 10%								
	Location : Throughout								
	Graffiti, Extent : Moderate, Area Affected : 20%								
	Location : South And East Facades								
	Vegetation Growth, Extent : Moderate, Area Affected : 15%								
	Location : East Facade								
Masonry: Brick Cavity	20%	2-4	\$10,800	LIFE	**	5	\$5,500		
	Graffiti, Extent : Moderate, Area Affected : 15%								
	Location : North And East Facades								
Masonry: Limestone	3%	2-4	\$4,700	LIFE	**	5	\$600		
	Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 10%								
	Location : Throughout								
Metal Panel	5%			2048	**	5-10	\$9,400		
Granite Panels	3%	4+	\$5,800	LIFE	**	5	\$600		
	Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 10%								
	Location : Throughout								
Pre-Cast Concrete	3%			LIFE	**	5	\$2,700		
Slate Panels	2%	2-4	\$3,000	LIFE	**	5	\$400		
	Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
	Location : Decorative Panels - East And West Facades								
Windows									
Aluminum	82%	2-4	\$150,700	2053	**	5	\$1,700		
	Corrosion/Rusting, Extent : Light, Area Affected : 50%								
	Location : Throughout Original Building On First And Second Floors								
	Unit Inoperable, Extent : Moderate, Area Affected : 75%								
	Location : Throughout Original Building On First And Second Floors								
Aluminum	15%			2044	**	5	\$600		
Metal Louvers	3%			2031	**	10	\$800		
Parapets									
Masonry: Brick	70%	Now	\$57,500	LIFE	**	5	\$3,100		
	Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 35%								
	Location : Throughout								
	Misaligned/Bulging, Extent : Moderate, Area Affected : 20%								
	Location : Northwest And Southeast Corners								
	Vertical Cracks, Extent : Moderate, Area Affected : 20%								
	Location : Interior Parapet Walls								
Masonry: Limestone	10%	Now	\$9,900	LIFE	**	5	\$600		
	Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%								
	Location : Underside Of Coping								
	Caulking Deteriorated, Extent : Moderate, Area Affected : 25%								
	Location : Coping								
	Vegetation Growth, Extent : Moderate, Area Affected : 20%								
	Location : Coping Stones								
No Component	20%								

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Roof									
	Built-Up (BUR)	80%	0-2	\$19,200	2028	\$192,400			
		Drains Clogged, Extent : Severe, Area Affected : 10%							
		Location : Adjacent To Bulkhead							
		Miss/Damaged Flashings, Extent : Moderate, Area Affected : 30%							
		Location : Perimeter Flashing							
		Ponding, Extent : Moderate, Area Affected : 10%							
		Location : Roof Sliver Between Original Building And Addition							
		Water Penetration, Extent : Moderate, Area Affected : 15%							
		Location : At Curbing For Roof Penetrations							
	Metal Panel	18%			2041	**	10	\$5,500	
	Skylight, Metal/Glass	2%	4+	\$2,600	2038	**			
		Cracking/Crumbling, Extent : Light, Area Affected : 10%							
		Location : Interior Side Of Curbing							
Interior									
Floors									
	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%			2036	**	3	\$5,500	
	Vinyl Tile	30%			2033	**	3	\$3,700	
Interior Walls									
	Cast in Place Concrete	5%			LIFE	**			
	Gypsum Board	15%			LIFE	**	5	\$3,200	
	Masonry: Brick	5%			LIFE	**			
	Operable Wall	5%			2048	**	5	\$6,200	
	Marble Panels	5%			LIFE	**			
	Plaster	60%			LIFE	**	5	\$6,400	
	SGFT/Glazed Masonry	5%			LIFE	**			
Ceilings									
	AcousTileConcealSpLn	50%	0-2	\$10,500	2041	**	5	\$7,700	
		Cracking/Crumbling, Extent : Light, Area Affected : 15%							
		Location : Throughout First And Seconf 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	**			
		Corrosion/Rusting, Extent : Moderate, Area Affected : 50%							
		Location : Throughout							
		Impact Damage, Extent : Moderate, Area Affected : 50%							
		Location : Rear Yard							
Retaining Walls									
	Cast in Place Concrete	100%			2063	**			

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

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

Site Pavements

Parking/Driveway

Cast in Place Concrete	100%			2041		**			
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Activity Yard

Cast in Place Concrete	100%	Now	\$8,100	2048		**			
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*Broken/Missing Elements, Extent : Moderate, Area Affected : 35%**Location : Pavers Throughout Rear Lot**Tripping Hazard, Extent : Moderate, Area Affected : 25%**Location : Rear Yard*

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

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2038		**	5	\$100	
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*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : Main Service Disconnect Switch Rated At 2000 Amperes*

Switchgear / Switchboard

Molded Case Bkrs	100%			2038		**	5	\$500	
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*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : 2- Vertical Sections*

Raceway

Conduit	100%			2038		**	1		
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Panelboards

Fused Disc Sw	5%			2036		**	5		
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Molded Case Bkrs	95%			2036		**	5	\$400	
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Wiring

Thermoplastic	100%			2038		**	1		
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Motor Controllers

Locally Mounted	100%			2033		**	5	\$100	
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Ground

Grounding Devices

Generic	100%			LIFE		**	5	\$300	
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Lighting

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

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting									
Interior Lighting	Fluorescent	45%			2028	\$82,600	10	\$7,200	
		T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%							
		Location : 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 Fluorescent Light, Extent : Moderate, Area Affected : 100%							
		Location : Basement And Hallways							
Fluorescent		5%			2023	\$9,200	10	\$800	
		T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%							
		Location : Basement							
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	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Reading Areas							
		Explanation : CCTV Surveillance Cameras							
Fire/Smoke Detection									
Generic, Digital		100%			2028	\$189,900	1-3	\$10,700	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Strobe Lights, Alarm Bells, Manual Pull Stations, Smoke Detectors And Horns							

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2048	* *	1		
		Other Observation, Extent : Light, Area Affected : 1%							
		Location : Basement							
		Explanation : The Condemn Oil Tank Still Remains In The Basement							
Conversion Equipment									
	Hot Water Boiler	100%	Now	\$13,200	2026	\$132,400	1	\$7,700	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Basement							
		Explanation : One Unit. It Goes Down Every Other Week According To Maintenance Staff.							

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Distribution								
	Hot Wtr Piping/Pump	100%			2036	* *	4	\$900	
	Terminal Devices								
	Air Handler	60%			2028	\$144,900	1	\$6,400	
	Convactor/Radiator	40%			2033	* *	1	\$2,200	
Air Conditioning									
	Energy Source								
	Electricity	100%			2036	* *	1		
	Conversion Equipment								
	Reciprocating Compr/Chiller	20%			2028	\$29,200	1	\$1,600	
		R-22 Refrigerant, Extent : Light, Area Affected : 20% Location : 1 Unit, Basement							
	Exterior Pkg Unit - Cooling	70%			2028	\$97,400	2	\$700	
		R-22 Refrigerant, Extent : Light, Area Affected : 70% Location : 2 Units, Roof							
	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								
	Ductwork/Diffusers	100%	Now	\$7,900	LIFE	* *	2-5	\$9,700	
		Corroded, Extent : Moderate, Area Affected : 20% Location : Roof							
	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%							

Vertical Transport

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

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

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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
Program / Asset # : NPL0J01.000 / 13343 **Yr Built/Renovated** : 1877 / 2013
Area Sq Ft : 20,735 **Project Type** : NEW YORK PUBLIC LIBRARY
Date of Survey : 24-May-2017 **Landmark Status** : EXTERIOR, HISTORICAL DISTRICT
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 606 **Lot** : 1 **BIN** : 1082668

CAPITAL	FY 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



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

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior									
Exterior Walls									
Cast Iron	5%			LIFE	**				
Masonry: Brick	75%			LIFE	**	5	\$39,700		
Masonry: Granite	5%			LIFE	**	5	\$2,000		
Masonry: Sandstone	15%			LIFE	**	5	\$6,000		
Windows									
Aluminum	10%			2050	**	5	\$800		
Recent Replace Evident, Extent : Light, Area Affected : 100%									
Location : Basement Windows									
Aluminum	15%			2036	**	5	\$1,200		
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : First, Second And Third Floors									
Explanation : These Components Are Stained Glass Windows									
Bronze/Brass	75%	Now	\$123,500	2036	**	5	\$19,200		
Air Infiltration, Extent : Moderate, Area Affected : 100%									
Location : Windows Throughout									
Hardware Missing, Extent : Moderate, Area Affected : 25%									
Location : Windows Throughout									
Weather Strip Missing, Extent : Moderate, Area Affected : 100%									
Location : Windows Throughout									
Roof									
Copper/Terne	15%			2063	**	10	\$12,100		
Slate	85%			LIFE	**				
Recent Repair Evident, Extent : Light, Area Affected : 100%									
Location : Decorative Slate Roof Throughout									
Interior									
Floors									
Carpet	10%	Now	\$45,600	2030	\$45,600	3	\$4,700		
Worn/Eroded, Extent : Moderate, Area Affected : 50%									
Location : 1st And 2nd Floor Auditorium Spaces									
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 : Moderate, Area Affected : 15%									
Location : Basement Research Area									

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

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Interior									
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	50%	Now	\$12,800	LIFE	**	5	\$8,300		
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%									
Location : Second Floor Toilet And Fire Stair									
Wood	8%			LIFE	**	5	\$17,800		
Ceilings									
Exposed Concrete	5%			LIFE	**	5	\$300		
Masonry: Infill Arch	10%			LIFE	**				
Recent Repair Evident, Extent : Light, Area Affected : 100%									
Location : Basement 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	100%	Now	\$25,500	2031	**				
Broken/Missing Elements, Extent : Moderate, Area Affected : 25%									
Location : Various Locations Along 6th Avenue And W. 10th Street									
On-Site Walkways									
Cast in Place Concrete	87%	Now	\$1,300	2033	**				
Broken/Missing Elements, Extent : Moderate, Area Affected : 25%									
Location : Walkway Adjacent To Garden In Rear Of Building									
Masonry: Granite	13%	0-2	\$3,700	LIFE	**				
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%									
Location : Entry Landing At South End Fronting 6th Avenue									
Parking/Driveway									
Cast in Place Concrete	100%	Now	\$27,500	2048	**				
Misaligned/Bulging, Extent : Moderate, Area Affected : 50%									
Location : Parking Area Adjacent To W 10th Street									

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

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

Electrical		Current Repair			Future Replacement		Maintenance		
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%			2028	\$2,900	5	\$100	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : No Available Nameplate Rating Capacity							
	Switchgear / Switchboard								
	Molded Case Bkrs	100%			2028	\$37,200	5	\$500	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : 2- Vertical Sections							
	Raceway								
	Conduit	100%			2028	\$36,100	1		
	Panelboards								
	Molded Case Bkrs	95%			2027	\$24,500	5	\$500	
	Molded Case Bkrs	5%			2036	* *	5		
	Wiring								
	Braided Cloth	80%	2-4	\$25,500	2053	* *	1		
		Insulation Aged, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
	Thermoplastic	20%			2038	* *	1		
	Motor Controllers								
	Locally Mounted	50%			2026	\$26,100	5	\$100	
	Variable Frequency Drive	50%			2045	* *			
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$300	
Lighting									
	Interior Lighting								
	Fluorescent	20%			2028	\$47,800	10	\$3,800	
		Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%							
		Location : Basement And Upper Floors							
	Fluorescent	80%			2028	\$191,000	10	\$15,200	
		T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%							
		Location : Throughout 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									

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

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

Alarm

Security System

No Component

70%

Generic

30%

2028

\$21,600

1

\$2,300

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Hallways**Explanation : Intrusion Alarm Only; Motion Sensors*

Fire/Smoke Detection

No Component

70%

Generic, Analog

30%

2-4

\$74,100

2038

* *

1-3

\$3,500

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Hallways**Explanation : Obsolete Fire Alarm System; Alarm Bells And Manual Pull Stations Only*

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

Heating

Energy Source

Natural Gas

100%

2054

* *

1

Conversion Equipment

Steam Boiler

100%

2045

* *

1

\$20,500

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement Boiler Room**Explanation : 1 Unit. (2 Heat Exchangers)*

Distribution

Hot Wtr Piping/Pump

60%

2036

* *

4

\$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, Extent : Light, Area Affected : 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

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Heat Rejection								
	Air Cooled Condenser Unit	100%			2036	**	2	\$14,400	
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$11,600	
	Exhaust Fans								
	Interior	15%			2033	**	2	\$100	
	Interior	5%			2023	\$4,000	2		
	Roof	5%	Now	\$100	2028	\$1,900	2		
		Not in Service, Extent : Severe, Area Affected : 5%							
		Location : Roof							
	No Component	75%							
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2038	**	1		
	Water Heater								
	Electric	100%			2027	\$19,700	4	\$100	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement Boiler Room							
		Explanation : 1 Unit. 1 Reserved Gas Fire Unit Not Connected To Flue Pipe							
	Sanitary Piping								
	Cast Iron	100%	0-2	\$16,400	LIFE	**	1		
		Blockage /Clogged, Extent : Severe, Area Affected : 5%							
		Location : Basement							
		On Extended Life, Extent : Moderate, Area Affected : 15%							
		Location : Drainage, Especially In Kitchen							
	Sump Pump(s)								
	Non-Submersible	100%			2023	\$3,400	4	\$400	
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE	**			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement To 3rd Floor							
		Explanation : 2 Units							
Fire Suppression									
	Sprinkler								
	No Component	95%							
	Generic	5%			2038	**	1-2	\$300	

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

Print Date : 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
Program / Asset # : NPL0J02.000 / 13344 **Yr Built/Renovated** : 1968 / 2007
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



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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick	95%			LIFE	**	5	\$17,800	
	Masonry: Fieldstone	5%			LIFE	**	5	\$700	
Windows									
	Aluminum	95%			2052	**	5	\$1,600	
		Recent Replace Evident, Extent : Light, Area Affected : 100%							
		Location : All							
	Glass Block	5%			LIFE	**	5	\$100	
Parapets									
	Masonry: Brick	80%			LIFE	**	5	\$800	
	Pre-Cast Concrete	20%	0-2	\$4,500	LIFE	**	5	\$1,200	
		Broken/Missing Elements, Extent : Severe, Area Affected : 2%							
		Location : Precast Coping Is Metal Clad At Front Wall And Cracked							
		Caulking Deteriorated, Extent : Severe, Area Affected : 100%							
		Location : Caulking Joints Have Failed Throughout							
Roof									
	Single Ply Membrane	90%	Now	\$47,600	2032	**			1
		Ponding, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							
		Water Penetration, Extent : Severe, Area Affected : 20%							
		Location : Throughout							
	Sloped Glazing	10%			LIFE	**	5	\$21,100	
		Other Observation, Extent : Light, Area Affected : 10%							
		Location : Supporting Steel At Entrance Canopy Is Rusting							
		Explanation : Painting Required							
Interior									
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 Penetration, Extent : Moderate, Area Affected : 2%							
		Location : Water Damage At Interior Column Due To Roof Leak							
	Masonry: Brick	25%			LIFE	**			
		Efflorescence, Extent : Light, Area Affected : 5%							
		Location : At Entrance Corridor							
Ceilings									
	AcousTileSusp.Lay-In	90%			2040	**	5	\$7,100	
		Staining/Discoloring, Extent : Moderate, Area Affected : 5%							
		Location : Throughout.							
	Exposed Struc: Steel	2%			LIFE	**			
	Gypsum Board	8%	2-4	\$700	LIFE	**	5	\$800	
		Water Penetration, Extent : Moderate, Area Affected : 2%							
		Location : Water Damage At Gwb Soffits Throughout							

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

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

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

Under 600 Volts

Service Equipment

Molded Case Bkrs

100%

2037

* *

5

\$200

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

Raceway

Conduit

100%

2047

* *

1

Panelboards

Molded Case Bkrs

100%

2043

* *

5

\$200

Wiring

Thermoplastic

100%

2047

* *

1

Motor Controllers

Locally Mounted

100%

2040

* *

5

\$100

Ground

Grounding Devices

Generic

100%

LIFE

* *

5

\$100

Lighting

Interior Lighting

Fluorescent

100%

2032

* *

10

\$6,800

*T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%**Location : Throughout*

Egress Lighting

Emergency, Service

30%

2035

* *

1

Exit, Service

70%

2035

* *

1

Alarm

Security System

Generic

100%

2032

* *

1

\$2,800

Fire/Smoke Detection

Generic, Digital

100%

2032

* *

1-3

\$4,600

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

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2047	**	1		
	Conversion Equipment								
	Hot Water Boiler	100%			2032	**	1	\$3,700	
	Distribution								
	Hot Wtr Piping/Pump	100%			2035	**	4	\$400	
	Terminal Devices								
	Air Handler	50%			2032	**	1	\$2,300	
	Convactor/Radiator	50%			2032	**	1	\$1,200	
Air Conditioning									
	Energy Source								
	Electricity	100%			2043	**	1		
	Conversion Equipment								
	Reciprocating Compr/Chiller	100%			2027	\$62,300	1	\$3,400	
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2	\$9,600	
	Terminal Devices								
	Air Handler/Cool/Ht	100%			2032	**	1	\$4,600	
	Recent Repair Evident, Extent : Light, Area Affected : 20% Location : Main Floor								
	Heat Rejection								
	Dry Cooler	100%			2027	\$39,900	2	\$5,200	
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$4,100	
	Exhaust Fans								
	Interior	100%			2032	**	2	\$200	
Plumbing									
	H/C Water Piping								
	Galvanized Steel	100%			2032	**	1		
	Water Heater								
	Gas Fired	100%			2025	\$4,500	2	\$100	
	Other Observation, Extent : Light, Area Affected : 100% Location : Main Floor Explanation : 1 - 40 Gallon Water Heater								
	Sanitary Piping								
	Cast Iron	100%			LIFE	**	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1		
	Sump Pump(s)								
	Non-Submersible	100%			2027	\$1,100	4	\$200	
	Fixtures								
	Generic	100%							

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

Print Date : 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



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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior									
Exterior Walls									
Cast in Place Concrete	20%			LIFE	**	5	\$52,800		
Masonry: Brick	25%			LIFE	**	5	\$13,200		
Metal/Glass Curt Wall	32%			LIFE	**	5	\$31,700		
Metal Panel	20%			2054	**	5-10	\$72,600		
Window Wall	3%	0-2	\$1,600	2054	**	5	\$3,000		
Weather Strip Missing, Extent : Moderate, Area Affected : 15%									
Location : Entry Vestibule									
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		
Water Penetration, Extent : Light, Area Affected : 5%									
Location : First Floor Near Emergency Exit At East Side									
IRMA/Protected Membrane	65%			2036	**	10	\$8,600		
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Throughout									
Explanation : Green Roof Is Covered With Planting									
Sloped Glazing	15%	0-2	\$4,900	LIFE	**	5	\$26,500		
Other Observation, Extent : Light, Area Affected : 5%									
Location : Window Hatches									
Explanation : Non-Operational									
Interior									
Floors									
Carpet	5%			2029	\$14,300	3	\$1,600		
Cast in Place Concrete	35%			LIFE	**	5	\$16,200		
Cracking/Crumbling, Extent : Light, Area Affected : 10%									
Location : First Floor At Column Junctions									
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Throughout									
Explanation : Polished 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	**				
Wood	5%			LIFE	**	5	\$4,600		

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

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

Interior

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	

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

Location : Community Room, Childrens Story Room

Explanation : Suspended Wood Slat Ceiling

Site Enclosure

Fence/Gates

Iron Picket	100%	4+	\$1,100	2063		**			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>									
<i>Location : Security Gate Does Not Operate At Main Entrance</i>									
<i>Corrosion/Rusting, Extent : Light, Area Affected : 15%</i>									
<i>Location : Fence Anchor Points At Shoes.</i>									

Retaining Walls

Cast in Place Concrete	50%			2072		**			
Masonry: Fieldstone	50%			2048		**			

Site Pavements

Public Sidewalk

Cast in Place Concrete	100%			2045		**			
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On-Site Walkways

Cast in Place Concrete	100%			2045		**			
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Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2048		**	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>									
<i>Location : Electrical Room</i>									
<i>Explanation : Main Service Switch Rated At 800 Amperes</i>									

Switchgear / Switchboard

Fused Disc Sw	100%			2048		**	5	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : Electrical Room</i>									
<i>Explanation : 2- Vertical Sections</i>									

Raceway

Conduit	100%			2048		**	1		
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Panelboards

Fused Disc Sw	10%			2044		**	5		
Molded Case Bkrs	90%			2044		**	5	\$300	

Wiring

Thermoplastic	100%			2048		**	1		
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Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

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

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

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Motor Controllers								
	Locally Mounted	100%			2041	**	5	\$100	
Ground									
	Grounding Devices								
	Generic	100%			LIFE	**	5	\$200	
Lighting									
	Interior Lighting								
	Fluorescent	70%			2033	**	10	\$8,000	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
	Fluorescent	30%			2033	**	10	\$3,400	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Compact Fluorescent Light Fixtures							
	Egress Lighting								
	Emergency, Battery	50%			2033	**	10	\$1,500	
	Exit, Service	50%			2033	**	1		
	Exterior Lighting								
	Fluorescent	20%			2033	**	10	\$200	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Main Entrance							
		Explanation : Compact Fluorescent Light Fixtures							
	HID	30%			2033	**	10		
	No Component	50%							
Alarm									
	Security System								
	No Component	20%							
	Generic	80%			2033	**	1	\$3,700	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Inside And Outside The Building							
		Explanation : CCTV Surveillance Cameras							
	Fire/Smoke Detection								
	Generic, Digital	100%			2033	**	1-3	\$7,900	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors And Horns							

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2054	**	1		

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

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Conversion Equipment								
	Furnace	100%			2033	**	1	\$6,200	
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Roof						
			Explanation : 2 Rooftop Package Units						
Air Conditioning									
	Energy Source								
	Electricity	100%			2050	**	1		
	Conversion Equipment								
	Ext Pkg Unit - Heating/Cooling	100%			2033	**	2	\$800	
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Roof						
			Explanation : 2 Rooftop Package Units. R-410a						
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$7,000	
	Exhaust Fans								
	Roof	100%			2033	**	2	\$400	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2054	**	1		
	Water Heater								
	Electric	100%			2026	\$10,900	4	\$100	
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Mechanical Room						
			Explanation : One Tank						
	Sanitary Piping								
	Cast Iron	100%			LIFE	**	1		
	Storm Drain Piping								
	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								
	Hydraulic	100%			LIFE	**			
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Lobby To 1st Floor						
			Explanation : One Unit						

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

Print Date : 12-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
Program / Asset # : NPL0K01.000 / 13345 **Yr Built/Renovated** : 1972 / 1998
Area Sq Ft : 9,400 **Project Type** : NEW YORK PUBLIC LIBRARY
Date of Survey : 06-Nov-2018 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 886 **Lot** : 51 **BIN** : 1018325

CAPITAL	FY 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



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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
	Exterior Walls								
	Cast in Place Concrete	2%	2-4	\$400	LIFE	* *	5	\$1,700	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 5% Location : Along Base Of Building							
	Cast Stone/Terra Cotta	3%	Now	\$7,800	LIFE	* *	5	\$4,000	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 5% Location : Window Sills 2nd Floor Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25% Location : Window Sills Throughout							
	Masonry: Brick	85%	Now	\$23,400	LIFE	* *	5	\$14,700	
		Jnt Mortar Miss/Erod, Extent : Severe, Area Affected : 15% Location : Below Windows Throughout Spalling, Extent : Moderate, Area Affected : 5% Location : North Side							
	Window Wall	10%	Now	\$87,900	2060	* *	5	\$3,200	
		Air Infiltration, Extent : Moderate, Area Affected : 15% Location : Main Entrance Dry Rot/Decay, Extent : Severe, Area Affected : 25% Location : Main Entrance Caulking Deteriorated, Extent : Moderate, Area Affected : 90% Location : Main Entrance And Reading Area, Water Penetration, Extent : Moderate, Area Affected : 75% Location : Main Entrance And Reading Area, Weather Strip Missing, Extent : Moderate, Area Affected : 50% Location : Main Entrance And Reading Area, Other Observation, Extent : Severe, Area Affected : 25% Location : Main Entrance Explanation : Being Repaired With Duct Tape							
Windows									
	Aluminum	35%	Now	\$19,300	2038	* *	5	\$400	
		Broken/Missing Elements, Extent : Light, Area Affected : 100% Location : Throughout 1st And 2nd Floor Caulking Deteriorated, Extent : Moderate, Area Affected : 90% Location : Throughout 1st And 2nd Floor Water Penetration, Extent : Moderate, Area Affected : 20% Location : Throughout 1st And 2nd Floor							
	Steel	65%	Now	\$26,800	2029	\$89,200	5	\$10,100	1
		Broken/Missing Elements, Extent : Severe, Area Affected : 30% Location : Throughout Thermally Inefficient, Extent : Moderate, Area Affected : 100% Location : All Windows Are Single Pane							

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

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

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Parapets									
	Cast Stone/Terra Cotta	5%	2-4	\$1,200	LIFE	* *	5	\$300	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
	Location : Throughout								
	Copper/Terne	5%	2-4	\$1,200	2050	* *	5	\$100	
	Cracking/Crumbling, Extent : Light, Area Affected : 10%								
	Location : Throughout								
	Loose/Miss Fasteners, Extent : Light, Area Affected : 20%								
	Location : At Adjoining Building, Side And Rear Of Roof								
	Masonry: Brick	85%	2-4	\$9,000	LIFE	* *	5	\$700	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
	Location : Throughout								
	Metal Rail	5%	2-4	\$200	2035	* *	5	\$300	
	Corrosion/Rusting, Extent : Moderate, Area Affected : 50%								
	Location : Upper Roof								
Roof									
	Metal Panel	5%			2043	* *	10	\$1,000	
	Modified Bitumen	95%	Now	\$142,900	2040	* *			
	Blisters, Extent : Moderate, Area Affected : 15%								
	Location : Throughout								
	Drains Clogged, Extent : Moderate, Area Affected : 10%								
	Location : Throughout								
	Ponding, Extent : Moderate, Area Affected : 15%								
	Location : Throughout								
	Seams Open/Split, Extent : Light, Area Affected : 5%								
	Location : Upper Roof Northeast Corner								
Soffits									
	Cast in Place Concrete	100%			LIFE	* *	5		

Interior

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
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NEW YORK PUBLIC LIBRARY - 035
KIPS BAY BRANCH LIBRARY
Asset # : 13345

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Floors									
	Carpet	50%			2029	\$61,100	3	\$6,800	
	Cast in Place Concrete	10%	0-2	\$500	LIFE	**	5	\$2,000	
Cracking/Crumbling, Extent : Light, Area Affected : 10%									
Location : Throughout Basement									
	Ceramic Tile	5%	4+	\$900	2039	**	5	\$200	
Worn/Eroded, Extent : Light, Area Affected : 15%									
Location : Toilets Throughout									
	Panel/Paver: Cer/Brk	10%			2046	**	5	\$2,000	
	Vinyl Tile	25%	Now	\$20,400	2040	**	3	\$800	
Loose/Delam Surface, Extent : Moderate, Area Affected : 5%									
Location : Office And Workroom									
Patching Evident, Extent : Light, Area Affected : 15%									
Location : Throughout									
Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 5%									
Location : Reading Area 1st Floor									
Worn/Eroded, Extent : Moderate, Area Affected : 100%									
Location : Throughout									
Interior Walls									
	Cast in Place Concrete	10%			LIFE	**	10	\$800	
Paint Peeling, Extent : Light, Area Affected : 10%									
Location : Basement Mechanical Area									
	Ceramic Tile	5%			2039	**	5	\$200	
	Concrete Masonry Unit	80%	Now	\$1,200	LIFE	**	5	\$1,000	
Vertical Cracks, Extent : Moderate, Area Affected : 15%									
Location : Rear Stair, First Floor									
	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 : Light, Area Affected : 10%									
Location : Bulkhead Stair And Basement									
	Gypsum Board	5%	Now	\$1,000	LIFE	**	5	\$600	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%									
Location : Reading Area 1st Floor, Children Area 2nd Floor									
Water Penetration, Extent : Moderate, Area Affected : 10%									
Location : Reading Area 1st Floor, Children Area 2nd Floor									
Site Enclosure									
Fence/Gates									
	Iron Picket	100%			2050	**			
Retaining Walls									
	Cast in Place Concrete	100%			2065	**			
Site Pavements									
Public Sidewalk									
	Cast in Place Concrete	100%			2043	**			

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

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

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

Site Pavements

On-Site Walkways

Cast in Place Concrete	100%		2043			* *			
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Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Service Equipment

Molded Case Bkrs	100%		2040			* *	5	\$200	
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Other Observation, Extent : Light, Area Affected : 100%

Location : Electrical Room

Explanation : The Service Equipment Includes One 400 Amperes Main Disconnect Switch.

Switchgear / Switchboard

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

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

Panelboards

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

Wiring

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

Motor Controllers

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

Grounding Devices

Generic	100%		LIFE			* *	5	\$300	
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Lighting

Interior Lighting

Fluorescent	50%		2030	\$49,800			10	\$4,300	
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Other Observation, Extent : Light, Area Affected : 100%

Location : Throughout

Explanation : Fixtures Are T-12 Lamps Type. They Are Obsolete But Operational.

Fluorescent	30%		2030	\$29,900			10	\$2,600	
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Other Observation, Extent : Light, Area Affected : 100%

Location : 1st, 2nd Floor

Explanation : The Compact Fluorescent Are In Satisfactory Condition.

Incandescent	20%		2030	\$19,900			2		
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Egress Lighting

Emergency, Battery	50%		2030	\$6,700			10	\$1,100	
Exit, Service	50%		2030	\$700			1		

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

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

Lighting

Exterior Lighting

HID

100% Now \$37,600 2040 * *

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

Location : Building Exterior

Explanation : The Exterior Fixtures Are Not Operational.

Alarm

Security System

No Component

40%

Generic

60%

2035

* *

1

\$2,100

Fire/Smoke Detection

Generic, Analog

100%

2035

* *

1-3

\$5,800

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

Heating

Energy Source

Natural Gas

100%

2050

* *

1

Conversion Equipment

Hot Water Boiler

100%

0-2

\$71,800

2050

* *

1

\$4,200

On Extended Life, Extent : Severe, Area Affected : 100%

Location : One Unit, Basement

Distribution

Hot Wtr Piping/Pump

100%

2038

* *

4

\$700

Terminal Devices

Air Handler

50%

2030

\$65,500

1

\$2,900

Convactor/Radiator

50%

2043

* *

1

\$1,500

Air Conditioning

Energy Source

Electricity

100%

2046

* *

1

Conversion Equipment

Int Pkg Unit -

Heating/Cooling

65%

0-2

\$128,700

2035

* *

2

\$300

Damaged, Extent : Severe, Area Affected : 100%

Location : Basement

R-22 Refrigerant, Extent : Light, Area Affected : 100%

Location : Basement

Exterior Pkg Unit -

Cooling

30%

2030

\$22,600

2

\$200

Split Unit

5%

2035

* *

Heat Rejection

Dry Cooler

65%

0-2

\$32,900

2040

* *

2

\$3,400

Corroded, Extent : Severe, Area Affected : 100%

Location : Roof

No Component

35%

Ventilation

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
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 : Moderate, Area Affected : 10%									
Location : Roof, Serves Bathrooms - One Unit Is Removed									
Plumbing									
H/C Water Piping									
	Galvanized Steel	100%			2043	**	1		
Water Heater									
	Gas Fired	100%			2029	\$5,700	2	\$100	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Basement									
Explanation : 40 Gallon Unit									
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									
Explanation : 1 Unit									
Fire Suppression									
Sprinkler									
	No Component	85%							
	Generic	15%			2050	**	1-2	\$400	

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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
Program / Asset # : NPL0003.000 / 1926 **Yr Built/Renovated** : 1964 / 2002
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	\$1,811,100

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture		\$1,400	\$2,000	
Interior Architecture	\$218,500	\$14,700		\$35,600
Electrical	\$6,200	\$18,700	\$1,800	\$2,700
Mechanical	\$23,200	\$38,500	\$41,900	\$20,400
Elevators/Escalators	\$19,700	\$19,700	\$19,700	\$19,700
Total	\$267,600	\$93,100	\$65,400	\$78,500
Importance Code A	\$5,500	\$5,100	\$5,500	\$3,400
Importance Code B	\$262,100	\$88,000	\$60,000	\$75,000
Importance Code C				
Total	\$267,600	\$93,100	\$65,400	\$78,500



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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Travertine	55%	0-2	\$787,400	LIFE	**			
		Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
	Pre-Cast Concrete	10%	Now	\$86,600	LIFE	**	5	\$80,500	
		Vertical Cracks, Extent : Moderate, Area Affected : 10%							
		Location : Throughout Bulkhead							
	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			
		Alligatoring, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							
		Blisters, Extent : Moderate, Area Affected : 20%							
		Location : Around Bulkhead And Throughout							
		Drains Inad/Misposn, Extent : Moderate, Area Affected : 10%							
		Location : Around Auditorium							
		Ponding, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							
	Plaza Roof: Stone Panels	10%	Now	\$112,300	2047	**			
		Water Penetration, Extent : Moderate, Area Affected : 15%							
		Location : 1st Floor Plaza Deck (Off Cafeteria) Leaking Into (3) Mezzanine Locations							
	Skylight, Metal/Glass	8%			2047	**	10	\$64,500	

Interior

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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Floors									
	Carpet	30%	4+	\$159,300	2026	\$796,400	3	\$88,500	
		Worn/Eroded, Extent : Light, Area Affected : 25%							
		Location : Throughout All Floors							
	Carpet	5%			2028	\$132,700	3	\$14,700	
		Recent Installation, Extent : Light, Area Affected : 100%							
		Location : Auditorium							
	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	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : Main Stairs							
		Horizontal Cracks, Extent : Moderate, Area Affected : 5%							
		Location : 3rd Floor Corridor							
	Vinyl Tile	17%			2027	\$300,600	3	\$16,700	
	Vinyl Tile 9" X 9"	8%	Now	\$18,300	2022	\$183,300	3	\$5,900	
		Broken/Missing Elements, Extent : Light, Area Affected : 15%							
		Location : Mezzanine Level And Third Floor Stacks							
	Wood	5%			2055	**	5	\$18,400	
Interior Walls									
	Cast in Place Concrete	10%	Now	\$70,000	LIFE	**			
		Water Penetration, Extent : Severe, Area Affected : 2%							
		Location : Cellar Near Incoming Electrical Cables							
	Concrete Masonry Unit	10%			LIFE	**	5	\$4,200	
	Gypsum Board	15%			LIFE	**	5	\$9,400	
	Metal Panel	5%			LIFE	**			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Auditorium							
		Explanation : Wood And Metal Framed Panels							
	Travertine Panels	15%			LIFE	**			
	Plaster	45%			LIFE	**	5	\$14,100	
Ceilings									
	AcousTileConcealSpLn	35%	Now	\$11,800	2032	**	5	\$43,000	
		Water Penetration, Extent : Moderate, Area Affected : 2%							
		Location : Amsterdam Vestibule/ Lobby Area							
	AcousTileSusp.Lay-In	10%			2032	**	5	\$19,700	
	Exposed Concrete	15%	Now	\$20,100	LIFE	**	5	\$4,600	
		Water Penetration, Extent : Moderate, Area Affected : 5%							
		Location : Cellar Hallway							
	Gypsum Board	5%			LIFE	**	5	\$12,300	
	Plaster	35%	Now	\$95,500	LIFE	**	5	\$43,000	
		Water Penetration, Extent : Severe, Area Affected : 5%							
		Location : Storage Area Behind Projection Room							

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
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NEW YORK PUBLIC LIBRARY - 035
LIBRARY FOR THE PERFORMING ARTS LINCOLN CENTER

Asset # : 1926

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Service Equipment									
	Fused Disc Sw	75%			2027	\$16,500	5	\$400	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Basement							
		Explanation : Three 5000 Ampere Main Disconnect Switches							
	Fused Disc Sw	25%			2053	**	5	\$100	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : One 4000 Ampere Main Disconnect Switch							
Transformers									
	Dry Type	70%			2040	**	5	\$400	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Basement							
		Explanation : Two 300 Kilovolt-ampere 480/277hv-208/120lv							
	Dry Type	30%			2044	**	5	\$200	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : One 750 Kilovolt-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	\$4,300	2052	**	1		
		Insulation Aged, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
	Thermoplastic	30%			2053	**	1		
	Thermoplastic	65%			2027	\$56,100	1		
Motor Controllers									
	Locally Mounted	40%			2032	**	5	\$400	
	Variable Frequency Drive	60%			2044	**			
Ground									
	Grounding Devices								
	Generic	100%			LIFE	**	5	\$2,000	
Lighting									

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

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

Lighting

Interior Lighting

Fluorescent	55%		2032	**	10	\$69,800
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T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%
Location : Throughout The Building

Fluorescent	20%		2035	**	10	\$25,400
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T-5 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%
Location : Throughout The Building

Fluorescent	5%		2027	\$73,300	10	\$6,300
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T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%
Location : Basement

Fluorescent	10%		2032	**	10	\$12,700
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Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%
Location : Throughout The Building

Incandescent	10%		2032	**	2	\$300
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Egress Lighting

Emergency, Battery	50%		2032	**	10	\$16,700
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Exit, LED	50%		2055	**	1	
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Exterior Lighting

HID	100%		2027	\$552,900	10	\$400
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Alarm

Security System

No Component	90%					
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Generic	10%		2032	**	1	\$5,200
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Fire/Smoke Detection

No Component	90%					
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Generic, Digital	10%		2032	**	1-3	\$8,500
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Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

Energy Source

Utility Steam	100%		2047	**	1	
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Conversion Equipment

Heat Exchanger, Plate & Frame	50%		2036	**	1	\$34,200
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Other Observation, Extent : Light, Area Affected : 100%
Location : Lincoln Center

Explanation : Equipment Is Located Outside The Library

Pres. Reducing Valve/LP Steam	50%		2036	**	5	\$4,100
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Other Observation, Extent : Light, Area Affected : 100%
Location : Lincoln Center

Explanation : Equipment Is Located Outside The Library

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Distribution								
	Hot Wtr Piping/Pump	30%			2043	**	4	\$2,000	
	Central Plant Steam Piping/Pmp	70%			2047	**	4	\$4,800	
Air Conditioning									
	Energy Source								
	District Chilled Water	100%			2047	**	1		
	Distribution								
	CW & CHW Wtr 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								
	Interior	100%			2032	**	2	\$4,200	
Plumbing									
	H/C Water Piping								
	Galvanized Steel	100%			2032	**	1		
	HW Heat Exchanger								
	HTHW/HW	100%			2047	**			
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Lincoln Center								
	Explanation : Equipment Is Located Outside The Library								
	Sanitary Piping								
	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	**			
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Basement : 3rd Floor								
	Explanation : 4 Units								
Fire Suppression									
	Standpipe								
	Generic	100%			2047	**	1-5	\$69,800	
	Sprinkler								
	No Component	40%							
	Generic	60%			2047	**	1-2	\$23,300	

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

Asset # : 1926

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fire Suppression									
	Fire Pump								
	Generic	100%			2036	* *	1	\$25,800	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Lincoln Center									
Explanation : Equipment Is Located Outside The Library									

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



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

NEW YORK PUBLIC LIBRARY - 035
MARINERS HARBOR BRANCH LIBRARY
Asset # : 14744

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Metal/Glass Curt Wall	35%			LIFE	**	5	\$17,200	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Throughout Front And Rear Facades							
		Explanation : Sun Control Surfacing							
	Metal Panel	65%			2055	**	5-10	\$116,800	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
		Explanation : Zinc Sheet Matal							
Roof									
	Metal Panel	80%			2045	**	10	\$40,200	
	Skylight, Metal/Glass	20%			2055	**	10	\$18,300	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
		Explanation : With Light Control Louvers							
Interior									
Floors									
	Cast in Place Concrete	15%			LIFE	**	5	\$4,600	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
		Explanation : Polished Surface With Embedded Decorative Shells							
	Sheet Vinyl/Rubber	85%			2035	**	5	\$18,000	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
		Explanation : This Is 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	

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2055	* *	5		
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : 600 Amperes							
	Switchgear / Switchboard								
	Molded Case Bkrs	100%			2055	* *	5	\$200	
	Raceway								
	Conduit	100%			2055	* *	1		

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

NEW YORK PUBLIC LIBRARY - 035
MARINERS HARBOR BRANCH LIBRARY
Asset # : 14744

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Panelboards									
	Molded Case Bkrs	100%			2050	* *	5	\$200	
Wiring									
	Thermoplastic	100%			2055	* *	1		
Ground									
Grounding Devices									
	Not Accessible	100%							
Lighting									
Interior Lighting									
	Fluorescent	55%			2035	* *	10	\$4,800	
	T-5 Lamps And Fixtures, Extent : Moderate, Area Affected : 100% Location : Throughout								
	Fluorescent	10%			2035	* *	10	\$900	
	Other Observation, Extent : Moderate, Area Affected : 5% Location : Throughout Explanation : Compact Fluorescent								
	LED	35%			2035	* *			
Egress Lighting									
	Exit, LED	100%			2065	* *	1		
Exterior Lighting									
	LED	100%			2035	* *			
Alarm									
Security System									
	No Component	70%							
	Generic	30%			2035	* *	1	\$1,100	
Fire/Smoke Detection									
	Generic, Digital	100%			2035	* *	1-3	\$5,800	

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Electricity	100%			2055	* *	1		
	Conversion Equipment								
	Heat Pump Air Sourced	100%			2030		2	\$2,900	
	Recent Installation, Extent : Light, Area Affected : 100% Location : Outside Of Building At Ground Level								
	Terminal Devices								
	Convactor/Radiator	10%			2045	* *	1	\$300	
	Recent Installation, Extent : Light, Area Affected : 100% Location : Near Front Entrance								
	Fan Coil Unit/Heat	90%			2035	* *	1	\$2,700	
	Recent Installation, Extent : Light, Area Affected : 100% Location : First Floor Ceiling								

Air Conditioning

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

Estimates are rounded to the nearest hundred dollars.

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

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

NEW YORK PUBLIC LIBRARY - 035
MARINERS HARBOR BRANCH LIBRARY
Asset # : 14744

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Energy Source								
	Electricity	100%			2050	**	1		
Recent Installation, Extent : Light, Area Affected : 100%									
Location : Outside Of The Building At Ground Floor Level									
Conversion Equipment									
	Heat Pump Air Sourced	100%			2030	\$92,300	2	\$600	
Recent Installation, Extent : Light, Area Affected : 100%									
Location : Outside Of The Building At Ground Floor Level									
Other Observation, Extent : Light, Area Affected : 100%									
Location : Outside Of The Building At Ground Floor Level									
Explanation : Refrigerant R-410a									
Terminal Devices									
	Fan Coil - 4 Pipe	100%			2035	**	1	\$3,000	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : First Floor Ceiling									
Explanation : New Installation									
Heat Rejection									
	Air Cooled Condenser Unit	100%			2035	**	2	\$6,600	
Recent Installation, Extent : Light, Area Affected : 100%									
Location : Outside Of Building, Ground Level									
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$5,300	
Exhaust Fans									
	Interior	100%			2035	**	2	\$300	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2055	**	1		
Water Heater									
	Electric	100%			2025	\$8,200	4	\$100	
Recent Installation, Extent : Light, Area Affected : 100%									
Location : First Floor									
Sanitary Piping									
	Cast Iron	100%			LIFE	**	1		
Storm Drain Piping									
	Cast Iron	100%			LIFE	**	1		
Backflow Preventer									
	Generic	100%			2035	**	1	\$600	
Fixtures									
	Generic	100%							
Fire Suppression									
	Sprinkler								
	Generic	100%			2055	**	1-2	\$2,600	
Recent Installation, Extent : Light, Area Affected : 5%									
Location : First Floor									

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

Estimates are rounded to the nearest hundred dollars.

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

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

Print Date : 12-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
Program / Asset # : NPL0M01.000 / 13346 **Yr Built/Renovated** : 1914 / 2007
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

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$63,700	\$1,400		
Interior Architecture	\$19,500	\$3,700	\$100	\$3,100
Electrical	\$21,000	\$4,000	\$200	\$200
Mechanical	\$10,000	\$800	\$4,900	\$800
Total	\$114,200	\$10,000	\$5,200	\$4,200
Importance Code A	\$63,700	\$1,900	\$500	\$500
Importance Code B	\$39,600	\$8,100	\$4,700	\$3,700
Importance Code C	\$10,900			
Total	\$114,200	\$10,000	\$5,200	\$4,200



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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior									
Exterior Walls									
Masonry: Brick	97%			LIFE	* *	5	\$25,600		
Masonry: Limestone	3%	Now	\$4,600	LIFE	* *	5	\$600		
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%									
Location : Window Sills									
Windows									
Aluminum	85%	2-4	\$152,300	2052	* *	5	\$1,700		
Other Observation, Extent : Moderate, Area Affected : 15%									
Location : Windows									
Explanation : Thermally Inefficient									
Metal Louvers	5%			2036	* *	10	\$1,300		
Steel	10%	2-4	\$22,300	2052	* *	5	\$2,500		
Corrosion/Rusting, Extent : Light, Area Affected : 15%									
Location : Stairs									
Deteriorated Finish, Extent : Moderate, Area Affected : 50%									
Location : Stairs									
Thermally Inefficient, Extent : Severe, Area Affected : 100%									
Location : Stairs									
Parapets									
Masonry: Brick	78%	Now	\$29,400	LIFE	* *	5	\$2,400		
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%									
Location : North Facade, South Facade									
Spalling, Extent : Moderate, Area Affected : 25%									
Location : South Facade, North Facade									
Masonry: Limestone	10%			LIFE	* *	5	\$400		
Metal: Cage/Fence	10%			2032	* *	5-10	\$2,400		
Slate	2%	Now	\$7,400	LIFE	* *	5	\$100		
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 100%									
Location : Lower Roof At Rear Of Library									
Miss/Damaged Copings, Extent : Severe, Area Affected : 100%									
Location : Lower Roof At Rear Of Library									
Roof									
Modified Bitumen	98%	Now	\$35,800	2027	\$178,800			1	
Blisters, Extent : Light, Area Affected : 15%									
Location : Main Roof									
Miss/Damaged Flashings, Extent : Severe, Area Affected : 20%									
Location : Main Roof And Stair Bulkhead Roof									
Ponding, Extent : Severe, Area Affected : 10%									
Location : Stair Bulkhead									
Seams Open/Split, Extent : Light, Area Affected : 2%									
Location : Stair Bulkhead Roof									
Skylight, Metal/Glass	2%			2047	* *	10	\$800		

Interior

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Carpet	1%			2026	\$2,000	3	\$200	
Cast in Place Concrete	25%	0-2	\$800	LIFE	* *	5	\$8,100	
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : Boiler Room In Sub-basement								
Loose/Delam Surface, Extent : Moderate, Area Affected : 20%								
Location : Boiler Room In Sub-basement								
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/Missing Elements, Extent : Light, Area Affected : 1%								
Location : Bathroom In Basement								
Concrete Masonry Unit	10%			LIFE	* *	5	\$1,100	
Plaster	85%	Now	\$10,100	LIFE	* *	5	\$7,100	
Cracking/Crumbling, Extent : Moderate, Area Affected : 1%								
Location : Stair Bulkhead At Roof								
Water Penetration, Extent : Severe, Area Affected : 2%								
Location : Interior Of Stair Bulkheadat Roof Level								
Ceilings								
AcousTile,Adhered	50%			2032	* *	5	\$7,400	
AcousTileConcealSpLn	20%			2044	* *	5	\$3,700	
Plaster	30%	Now	\$6,200	LIFE	* *	5	\$2,800	
Broken/Missing Elements, Extent : Severe, Area Affected : 20%								
Location : Sub-basement								
Water Penetration, Extent : Severe, Area Affected : 1%								
Location : Stair Bulkead Ceiling								

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%			2037	* *	5		
Other Observation, Extent : Light, Area Affected : 100%									
Location : Electrical Room									
Explanation : Electrical Service Rated At 200a.									
Switchgear / Switchboard									
	Molded Case Bkrs	100%	2-4	\$20,500	2057	* *	5	\$100	
Enclosure Corroded, Extent : Light, Area Affected : 100%									
Location : Basement									
Raceway									
	Conduit	90%			2047	* *	1		
	Conduit	10%			2027	\$3,300	1		

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
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NEW YORK PUBLIC LIBRARY - 035
MELROSE BRANCH LIBRARY
Asset # : 13346

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
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 : Severe, Area Affected : 100%									
Location : Staircase									
Wiring									
	Braided Cloth	75%			2043	* *	1		
Insulation Aged, Extent : Severe, Area Affected : 100%									
Location : Throughout									
	Thermoplastic	25%	2-4	\$100	2027	\$7,300	1		
Insulation Aged, Extent : Light, Area Affected : 5%									
Location : Throughout									
Motor Controllers									
	Locally Mounted	100%			2032	* *	5	\$100	
Ground									
Grounding Devices									
	Not Accessible	100%							
Other Observation, Extent : Light, Area Affected : 0%									
Location :									
Explanation : Water Main Was Located In A Crawl Space Used For Storage.									
Lighting									
Interior Lighting									
	Fluorescent	58%			2035	* *	10	\$5,300	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Throughout									
Explanation : T8 Lamps									
	Incandescent	2%			2022	\$2,100	2		
	LED	40%			2035	* *			
Egress Lighting									
	Emergency, Battery	50%			2035	* *	10	\$1,200	
	Exit, Service	50%			2035	* *	1		
Exterior Lighting									
	Incandescent	5%			2022	\$1,700	2		
	No Component	95%							
Alarm									
Security System									
	No Component	50%							
	Generic	50%			2027	\$15,900	1	\$1,900	

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

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Conversion Equipment								
	Hot Water Boiler	100%	2-4	\$45,500	2040	* *	1	\$4,400	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
	<i>Location : Cellar</i>								
	<i>Explanation : Frequent Repairs Needed</i>								
	Distribution								
	Hot Wtr Piping/Pump	100%			2035	* *	4	\$500	
	Terminal Devices								
	Convactor/Radiator	100%			2040	* *	1	\$3,200	
Air Conditioning									
	Energy Source								
	Electricity	100%			2043	* *	1		
	Conversion Equipment								
	Interior Pkg Unit - Cooling	80%			2025	\$294,200	2	\$500	
	Window/Wall Unit	5%			2025	\$1,000	1		
	<i>Other Observation, Extent : Light, Area Affected : 5%</i>								
	<i>Location : 2nd Floor Lounge</i>								
	<i>Explanation : Window Unit</i>								
	No Component	15%							
	Distribution								
	Ductwork/Diffusers	95%			LIFE	* *	2	\$12,300	
	<i>Not Insulated, Extent : Moderate, Area Affected : 100%</i>								
	<i>Location : 1st Floor And Basement</i>								
	No Component	5%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	80%			LIFE	* *	2-5	\$4,400	
	No Component	20%							
	Exhaust Fans								
	Interior	80%	Now	\$2,800	2035	* *	2	\$200	
	<i>Broken, Extent : Moderate, Area Affected : 100%</i>								
	<i>Location : Basement Bathrooms</i>								
	No Component	20%							
Plumbing									
	H/C Water Piping								
	Brass/Copper	30%			2047	* *	1		
	Galvanized Steel	70%			2032	* *	1		
	Water Heater								
	Gas Fired	100%	0-2	\$6,000	2027	\$6,000	2	\$100	
	<i>Other Observation, Extent : Light, Area Affected : 10%</i>								
	<i>Location : Basement, Boiler</i>								
	<i>Explanation : Bottom Rusted Due To Cellar Flooding. 40 Gallons</i>								
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
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 Affected : 100%							
		Location : Basement							
	Backflow Preventer								
	No Component	50%							
	Generic	50%			2035	* *	1	\$300	
Fixtures									
	Generic	100%							
		Leaking Connections, Extent : Light, Area Affected : 20%							
		Location : Bathroom Sinks							
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE	* *			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement To 1st Floor							
		Explanation : Book Lift - 200 Lbs Capacity							

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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
Program / Asset # : NPL0012.000 / 4226 **Yr Built/Renovated** : 1916 / 2003
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

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$5,100			
Interior Architecture	\$539,100	\$4,500		\$1,583,400
Electrical	\$6,900	\$5,700	\$26,400	\$11,700
Mechanical	\$114,600	\$34,600	\$90,800	\$36,100
Elevators/Escalators	\$37,900	\$37,900	\$37,900	\$37,900
Total	\$703,600	\$82,600	\$155,100	\$1,669,100
Importance Code A	\$5,100		\$4,700	
Importance Code B	\$698,500	\$82,600	\$150,400	\$1,662,100
Importance Code C				\$7,000
Total	\$703,600	\$82,600	\$155,100	\$1,669,100



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

Architecture		Current Repair			Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior										
Exterior Walls	Copper/Terne	5%			2060	**	10	\$14,000		
		Recent Repair Evident, Extent : Light, Area Affected : 66%								
		Location : Throughout								
	Masonry: Brick	25%			LIFE	**	5	\$29,800		
		Recent Repair Evident, Extent : Light, Area Affected : 66%								
		Location : Throughout								
	Masonry: Limestone	60%			LIFE	**	5	\$53,700		
	Granite Panels	5%			LIFE	**	5	\$4,500		
		Recent Repair Evident, Extent : Light, Area Affected : 66%								
		Location : Throughout								
	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, Area Affected : 1%								
		Location : Bulkheads, Floors 3, 4, 5, 6								
		Deformed/Dented, Extent : Moderate, Area Affected : 1%								
		Location : Bulkheads								
		Unit Inoperable, Extent : Moderate, Area Affected : 1%								
		Location : Bulkheads, Floors 3, 4, 5, 6								
	Parapets									
		Copper/Terne	38%			2045	**	5	\$7,900	
Copper/Terne		10%			2060	**	5	\$2,100		
Masonry: Brick		50%			LIFE	**	5	\$2,100		
		Spalling, Extent : Light, Area Affected : 10%								
		Location : Interior Face								
		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 Affected : 100%								
		Location : Throughout								
		Explanation : 4								
		Skylight, Plastic	3%			2038	**	1		
		Other Observation, Extent : Light, Area Affected : 100%								
	Location : Throughout									
	Explanation : 1									

Interior

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Floors									
	Carpet	47%	Now	\$455,600	2024	\$1,518,700	3	\$168,700	
		Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 20%							
		Location : Throughout							
	Cast in Place Concrete	10%	Now	\$13,200	LIFE	**	5	\$52,300	
		Water Penetration, Extent : Severe, Area Affected : 10%							
		Location : Mechanical Space At Penthouse							
		Other Observation, Extent : Severe, Area Affected : 50%							
		Location : Mechanical Space At Penthouse							
		Explanation : Water From Mechanical Equipment Is On Floor							
	Ceramic Tile	5%	0-2	\$73,600	2034	**	5	\$6,000	
		Cracking/Crumbling, Extent : Severe, Area Affected : 100%							
		Location : Throughout							
	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	5%	Now	\$107,600	2035	**	3	\$4,500	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 25%							
		Location : 6th Floor							
		Water Penetration, Extent : Moderate, Area Affected : 25%							
		Location : 6th Floor							
	Wood	3%	Now	\$250,500	2065	**	5	\$6,700	
		Deteriorated Finish, Extent : Moderate, Area Affected : 100%							
		Location : Penthouses							
		Dry Rot/Decay, Extent : Moderate, Area Affected : 15%							
		Location : Penthouses							
		Worn/Eroded, Extent : Moderate, Area Affected : 50%							
		Location : Penthouses							
Interior Walls									
	Ceramic Tile	5%			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	10%	Now	\$94,400	LIFE	**	5	\$8,300	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 35%							
		Location : Penthouses							
		Deteriorated Finish, Extent : Moderate, Area Affected : 25%							
		Location : Penthouse							
	Plaster	25%			LIFE	**	5	\$20,900	

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

Architecture		Current Repair			Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)		
Interior									
Ceilings									
	AcousTileSusp.Lay-In	70%	0-2	\$71,700	2038	* *	5	\$83,800	
Cracking/Crumbling, Extent : Light, Area Affected : 10%									
Location : Throughout									
	Exposed Concrete	10%	Now	\$16,300	LIFE	* *	5	\$3,700	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%									
Location : Penthouse									
Exposed Reinforcement, Extent : Severe, Area Affected : 10%									
Location : Penthouse									
	Gypsum Board	10%	0-2	\$5,100	LIFE	* *	5	\$29,900	
Water Penetration, Extent : Light, Area Affected : 5%									
Location : Throughout									
	Plaster	10%	Now	\$16,600	LIFE	* *	5	\$15,000	
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%									
Location : Penthouses									
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%									
Location : Stairs									

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Service Equipment									
	Fused Disc Sw	100%	2-4	\$39,100	2055	* *	5	\$300	
On Extended Life, Extent : Moderate, Area Affected : 100%									
Location : Electrical Room									
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Electrical Room									
Explanation : Two Electrical Services Rated At 4000 Amperes And 2000 Amperes									
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	

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

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Wiring									
	Braided Cloth	40%	2-4	\$47,800	2050	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%									
Location : Throughout The Building									
	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 Drive	1%			2045	* *			
Ground									
Grounding Devices									
	Generic	100%			LIFE	* *	5	\$2,300	
Lighting									
Interior Lighting									
	Fluorescent	70%			2025	\$1,185,400	10	\$102,600	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Throughout The Building									
Explanation : Using T-8 Lamps									
	Fluorescent	10%			2030	\$169,300	10	\$14,700	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Throughout The Building									
Explanation : Compact Fluorescent Lamps									
	Fluorescent	20%			2030	\$338,700	10	\$29,300	
Other Observation, Extent : Light, Area Affected : 100%									
Location : 5th Floor									
Explanation : Using T-8 Lamps									
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 Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Utility Steam	100%			2035	**	1		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout							
		Explanation : From Con Edison							
	Conversion Equipment								
	Pres. Reducing Valve/LP Steam	100%			2028	\$104,900	5	\$9,500	
		Other Observation, Extent : Light, Area Affected : 40%							
		Location : Basement							
		Explanation : 1 Very Old Heat Exchanger							
	Distribution								
	Hot Wtr Piping/Pump	40%			2024	\$98,800	4	\$3,200	
	Central Plant Steam Piping/Pmp	60%			2025	\$1,608,600	4	\$7,100	
	Terminal Devices								
	Air Handler	60%	Now	\$26,700	2021	\$1,336,500	1	\$53,400	
		Leak Evident, Extent : Moderate, Area Affected : 5%							
		Location : Leaking From Drip Pan							
		On Extended Life, Extent : Severe, Area Affected : 60%							
		Location : Various Areas							
	Convactor/Radiator	25%			2023	\$212,000	1	\$12,900	
	Fan Coil Unit/Heat	15%			2021	\$355,900	1	\$7,800	
Air Conditioning									
	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 : Light, Area Affected : 70%							
		Location : Basement							
		Explanation : 3 Units							
	Split Unit	30%			2021	\$1,014,500			
		R-22 Refrigerant, Extent : Light, Area Affected : 30%							
		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	

Ventilation

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$89,200	
	Exhaust Fans								
	Interior	95%			2021	\$535,400	2	\$4,700	
	Roof	5%			2021	\$13,200	2	\$200	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2025	\$1,180,900	1		
		On Extended Life, Extent : Severe, Area Affected : 5%							
		Location : Circulating Pump							
	HW Heat Exchanger								
	Steam Fired	100%	0-2	\$252,300	2055	**	4	\$15,800	
		Corroded, Extent : Severe, Area Affected : 40%							
		Location : Basement							
	Sanitary Piping								
	Cast Iron	100%			LIFE	**	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1		
	Sump Pump(s)								
	Non-Submersible	100%			2025	\$24,200	4	\$5,100	
	Sewage Ejector(s)								
	Electric	100%			2021	\$45,600	4	\$9,500	
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Geared Traction	90%			LIFE	**			
		Other Observation, Extent : Light, Area Affected : 90%							
		Location : Basement To 6th Floor							
		Explanation : 4 Passenger Elevators							
	Hydraulic	10%			LIFE	**			
		Other Observation, Extent : Light, Area Affected : 10%							
		Location : Basement To 1st Floor							
		Explanation : 1 Freight							
	Escalators								
	Under 20' Rise	100%			LIFE	**			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : At Front Entrance							
		Explanation : 1 Unit, Floors 1 - 2							
Fire Suppression									
	Standpipe								
	Generic	100%			2035	**	1-5	\$80,600	
	Sprinkler								
	Generic	100%			2025	\$1,551,200	1-2	\$44,800	

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

Print Date : 12-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



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

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

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

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	
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Ceilings

AcousTileSusp.Lay-In	50%			2042	* *	5	\$13,300	
Gypsum Board	50%	4+	\$7,100	LIFE	* *	5	\$16,600	

Water Penetration, Extent : Light, Area Affected : 2%

Location : 2nd Floor At Recessed Sprinkler Head

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

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2049	* *	5	\$100	
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Other Observation, Extent : Light, Area Affected : 100%

Location : Electrical Room

Explanation : 1- 400 Ampere Main Disconnect Switch

Switchgear / Switchboard

Fused Disc Sw	100%			2049	* *	5	\$100	
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Raceway

Conduit	100%			2049	* *	1		
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Panelboards

Fused Disc Sw	10%			2045	* *	5		
Molded Case Bkrs	90%			2045	* *	5	\$400	

Wiring

Thermoplastic	100%			2049	* *	1		
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Motor Controllers

Locally Mounted	100%			2042	* *	5	\$100	
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Ground

Grounding Devices

Not Accessible	100%							
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Lighting

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting									
Interior Lighting	Fluorescent	15%			2034	* *	10	\$2,400	
	T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
	Location : Throughout								
Fluorescent	Fluorescent	80%			2037	* *	10	\$13,000	
	T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
	Location : Throughout								
Fluorescent	Fluorescent	5%			2034	* *	10	\$800	
	Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
	Location : Lobby								
Egress Lighting									
Emergency, Battery	Emergency, Battery	50%			2034	* *	10	\$2,100	
	Exit, LED	50%			2057	* *	1		
Exterior Lighting									
HID	HID	10%			2034	* *	10		
	No Component	90%							
Alarm									
Security System									
No Component	No Component	60%							
	Generic	40%			2039	* *	1	\$2,700	
Fire/Smoke Detection									
No Component	No Component	70%							
	Generic, Digital	30%			2034	* *	1-3	\$3,300	
Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
Energy Source	Plant Campus Steam / PRV	100%			2039	* *	1		
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Throughout								
Explanation : Steam Is Supplied By Columbia University									
Distribution									
Central Plant Steam	Central Plant Steam	100%			2049	* *	4	\$1,300	
	Piping/Pmp								
Terminal Devices									
Air Handler	Air Handler	90%			2029	\$222,900	1	\$9,900	
	Convactor/Radiator	10%			2034	* *	1	\$600	
Air Conditioning									
Distribution									
CW & CHW Wtr	CW & CHW Wtr	100%			2049	* *	4	\$1,300	
	Pipe/Pump								
Terminal Devices									
Air Handler/Cool/Ht	Air Handler/Cool/Ht	100%			2029	\$197,500	1	\$11,000	

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

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

Mechanical		Current Repair		Future Replacement		Maintenance			
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	\$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 Observation, Extent : Light, Area Affected : 100%							
		Location : Basement To 2nd Floor							
		Explanation : One Unit							
Fire Suppression									
	Standpipe								
	Generic	100%			2049	* *	1-5	\$9,000	
	Sprinkler								
	Generic	100%			2049	* *	1-2	\$5,000	

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

Print Date : 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
Program / Asset # : NPL0M02.000 / 13347 **Yr Built/Renovated** : 1908 / 1997
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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick	95%			LIFE	* *	5	\$37,500	
	Masonry: Granite	2%			LIFE	* *	5	\$600	
	Masonry: Limestone	3%	Now	\$8,300	LIFE	* *	5	\$900	
Vegetation Growth, Extent : Moderate, Area Affected : 5%									
Location : At Entrance									
Windows									
	Aluminum	100%			2035	* *	5	\$6,100	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Throughout									
Explanation : Protective Metal Grilles									
Parapets									
	Masonry: Brick	95%			LIFE	* *	5	\$4,600	
	Masonry: Limestone	5%	0-2	\$2,200	LIFE	* *	5	\$300	
Caulking Deteriorated, Extent : Moderate, Area Affected : 15%									
Location : Coping Stone									
Vegetation Growth, Extent : Moderate, Area Affected : 20%									
Location : Coping Stone									
Roof									
	Roll Roofing	100%			2026	\$71,000	5	\$24,900	
Blisters, Extent : Moderate, Area Affected : 30%									
Location : Throughout									
Debris Present, Extent : Moderate, Area Affected : 25%									
Location : Various Locations									
Other Observation, Extent : Light, Area Affected : 100%									
Location : Roof Entire									
Explanation : Slated For Replacement In 2017									
Interior									
Floors									
	Carpet	10%	Now	\$31,900	2029	\$31,900	3	\$3,300	
Worn/Eroded, Extent : Moderate, Area Affected : 70%									
Location : Staff area									
	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	\$12,700	2027	\$31,800	3	\$1,200	
Broken/Missing Elements, Extent : Moderate, Area Affected : 25%									
Location : Basement									
	Wood	10%	2-4	\$8,200	2042	* *	5	\$2,000	
Worn/Eroded, Extent : Moderate, Area Affected : 25%									
Location : 1st And 2nd Floors									

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

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Masonry: Brick	10%	0-2	\$41,600	LIFE	* *			
Water Penetration, Extent : Severe, Area Affected : 5%								
Location : Street Facade Wall - Basement								
Plaster	90%	Now	\$38,500	LIFE	* *	5	\$12,500	
Broken/Missing Elements, Extent : Severe, Area Affected : 15%								
Location : Basement								
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : Basement At Stairs								
Water Penetration, Extent : Severe, Area Affected : 15%								
Location : Basement								
Ceilings								
AcousTile,Adhered	40%			2032	* *	5	\$8,700	
AcousTileSusp.Lay-In	25%			2040	* *	5	\$5,400	
Plaster	35%			LIFE	* *	5	\$4,700	

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%			2027	\$1,700	5	\$100	
Switchgear / Switchboard									
	Molded Case Bkrs	100%			2027	\$37,200	5	\$400	
Suspect Water Damage, Extent : Severe, Area Affected : 100%									
Location : Boiler Room									
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Boiler 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 Damaged, Extent : Moderate, Area Affected : 100%									
Location : Throughout The Building									
	Thermoplastic	70%			2047	* *	1		
	Thermoplastic	20%			2027	\$6,400	1		
Motor Controllers									
	Locally Mounted	100%			2040	* *	5	\$100	
Ground									
Grounding Devices									
	Generic	100%			LIFE	* *	5	\$200	

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting									
	Interior Lighting								
	Fluorescent	20%			2022	\$33,400	10	\$2,700	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Basement							
		Explanation : T12 Lamps							
	Fluorescent	75%			2035	* *	10	\$10,000	
		T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
	Fluorescent	5%			2035	* *	10	\$700	
		Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The 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 Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Interruptible Gas/Dual Fuel	100%			2047	* *	1		
Conversion Equipment									
	Steam Boiler	100%			2032	* *	1	\$14,400	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Boiler Room							
		Explanation : 1 Unit							
Distribution									
	Hot Wtr Piping/Pump	30%			2043	* *	4	\$200	
		Other Observation, Extent : Light, Area Affected : 30%							
		Location : Basement Boiler Room							
		Explanation : Hot Water Coil In Steam Boiler							
	Central Plant Steam Piping/Pmp	70%			2047	* *	4	\$500	
Terminal Devices									
	Convactor/Radiator	90%			2032	* *	1	\$4,200	
	Fan Coil Unit/Heat	10%			2027	\$23,400	1	\$500	

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
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 Refrigerant, Extent : Severe, Area Affected : 100%							
		Location : Roof							
	Window/Wall Unit	10%			2022	\$3,300	1		
Ventilation									
	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	* *			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement To 2nd Floor							
		Explanation : 1 Unit							

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

Estimates are rounded to the nearest hundred dollars.

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

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

Print Date : 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
Program / Asset # : NPL0M03.000 / 13348 **Yr Built/Renovated** : 1955 / 2000
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



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific 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	% of Total	Fail 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	
Exposed Reinforcement, Extent : Moderate, Area Affected : 15%								
Location : Underside Of Soffit - Street Facade								
Spalling, Extent : Moderate, Area Affected : 20%								
Location : Underside Of Soffit - Street Facade								
Masonry: Brick	50%			LIFE	**	5	\$4,000	
Masonry: Fieldstone	40%			LIFE	**	5	\$2,400	
Windows								
Aluminum	95%	Now	\$40,400	2035	**	5	\$2,300	
Unit Inoperable, Extent : Moderate, Area Affected : 35%								
Location : Awning Windows Required For Air Circulation								
Glass Block	5%			LIFE	**	5	\$200	
Parapets								
Metal: Cage/Fence	10%	2-4	\$700	2032	**	5	\$400	
Corrosion/Rusting, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
No Component	90%							
Roof								
Built-Up (BUR)	90%	Now	\$259,500	2037	**			1
Alligatoring, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Air/Water Blisters, Extent : Severe, Area Affected : 30%								
Location : Throughout								
Debris on Roof, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Drains Clogged, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Ponding, Extent : Severe, Area Affected : 20%								
Location : At Roof Drains								
Metal Panel	10%			2032	**	10	\$3,700	
Interior								
Floors								
Ceramic Tile	5%			2036	**	5	\$800	
Terrazzo	5%			LIFE	**	5	\$600	
Vinyl Tile	25%	4+	\$6,900	2027	\$34,600	3	\$1,400	
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : Staff Area								
Worn/Eroded, Extent : Moderate, Area Affected : 15%								
Location : Auditorium								
Vinyl Tile	65%			2035	**	3	\$3,800	
Recent Replace Evident, Extent : Light, Area Affected : 100%								
Location : Throughout 1st Floor And Basement								

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

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

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

Interior

Interior Walls

Ceramic Tile	5%			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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2027	\$1,600	5		
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room

Explanation : One 400 Amperes Main Disconnect Switch

Switchgear / Switchboard

Molded Case Bkrs	100%			2027	\$34,200	5	\$300	
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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%	2-4	\$23,500	2052	**	1		
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Insulation Aged, Extent : Moderate, Area Affected : 100%

Location : Throughout

Thermoplastic	20%			2053	**	1		
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Motor Controllers

Locally Mounted	100%			2040	**	5	\$100	
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Ground

Grounding Devices

Generic	100%			LIFE	**	5	\$200	
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Lighting

Interior Lighting

Fluorescent	100%			2032	**	10	\$9,400	
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Other Observation, Extent : Light, Area Affected : 100%

Location : Throughout The Building

Explanation : T-8 Lamps

Egress Lighting

Exit, LED	40%			2062	**	1		
Exit, Service	10%			2027	\$200	1		
Exit, Battery	50%			2035	**	10	\$300	

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

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

Heating

Energy Source

Interruptible Gas/Dual

100%

2047

* *

1

Fuel

Conversion Equipment

Hot Water Boiler

100%

2040

* *

1

\$5,100

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Boiler Room**Explanation : 1 Unit*

Distribution

Hot Wtr Piping/Pump

100%

2043

* *

4

\$500

Terminal Devices

Air Handler

20%

2027

\$28,700

1

\$1,300

Convactor/Radiator

80%

2040

* *

1

\$2,700

Air Conditioning

Energy Source

Electricity

100%

2043

* *

1

Conversion Equipment

Reciprocating

20%

2027

\$17,300

1

\$1,000

Compr/Chiller

Exterior Pkg Unit -

70%

2022

\$57,800

2

\$400

Cooling

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

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

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

Estimates are rounded to the nearest hundred dollars.

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
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 : Light, 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 : Light, Area Affected : 100%								
	Location : Basement To 1st Floor								
	Explanation : 1 Unit								

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a 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
Program / Asset # : NPL0M04.000 / 13349 **Yr Built/Renovated** : 1905 / 2003
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



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

NEW YORK PUBLIC LIBRARY - 035
MOTT HAVEN BRANCH LIBRARY
Asset # : 13349

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Cast Stone/Terra Cotta	10%			LIFE	**	5	\$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	
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 75%									
Location : Over Entry, Window Sills, Spandrel									
Staining/Discoloring, Extent : Moderate, Area Affected : 25%									
Location : Window Sills And Spandrels									
	Metal Panel	2%			2053	**	5-10	\$5,400	
	Stucco Cement	10%	0-2	\$13,000	2040	**	5	\$4,900	
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%									
Location : East Facade									
Windows									
	Wood	100%	Now	\$219,100	2052	**	5	\$25,300	
Broken/Missing Elements, Extent : Severe, Area Affected : 10%									
Location : Basement Windows									
Dry Rot/Decay, Extent : Light, Area Affected : 5%									
Location : Throughout									
Hardware Missing, Extent : Moderate, Area Affected : 15%									
Location : Various Locations									
Misaligned/Bulging, Extent : Moderate, Area Affected : 15%									
Location : 3rd Floor									
Thermally Inefficient, Extent : Moderate, Area Affected : 100%									
Location : All Windows									
Caulking Deteriorated, Extent : Moderate, Area Affected : 25%									
Location : Exterior Face									
Unit Inoperable, Extent : Moderate, Area Affected : 25%									
Location : Various Locations									
Water Penetration, Extent : Moderate, Area Affected : 15%									
Location : 2nd Floor Transoms									
Other Observation, Extent : Light, Area Affected : 25%									
Location : 1st Floor Windows									
Explanation : Protective Metal Grilles									
Parapets									
	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	5%	Now	\$9,400	2037	**			
Worn/Eroded, Extent : Severe, Area Affected : 30%									
Location : Stepped Down Roof Above Annex									
	Modified Bitumen	95%			2032	**	10	\$11,500	

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

NEW YORK PUBLIC LIBRARY - 035
MOTT HAVEN BRANCH LIBRARY
Asset # : 13349

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Floors									
	Carpet	20%			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 Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%									
Location : Basement									
Water Penetration, Extent : Moderate, Area Affected : 10%									
Location : Perimeter Walls - Basement									
	Plaster	5%	Now	\$1,000	LIFE	* *	5	\$600	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%									
Location : Basement Stair - Due To Plumbing Leak									
Water Penetration, Extent : Moderate, Area Affected : 5%									
Location : Basement Stair - Due To Plumbing Leak									
	Plaster	55%			LIFE	* *	5	\$6,900	
	Wood	5%			LIFE	* *	5	\$8,300	
Ceilings									
	AcousTileConcealSpLn	5%			2040	* *	5	\$1,500	
	Exposed Concrete	5%			LIFE	* *	5	\$200	
	Glass: Susp Panels	5%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 100%									
Location : Over Main Stair - 3rd Floor Landing									
Explanation : Decorative Glass									
	Gypsum Board	15%			LIFE	* *	5	\$4,500	
	Plaster	70%			LIFE	* *	5	\$10,500	
Staining/Discoloring, Extent : Light, Area Affected : 10%									
Location : Throughout									

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Service Equipment									
	Molded Case Bkrs	100%			2037	* *	5	\$400	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Electrical Room									
Explanation : Main Service Disconnect Switch Rated At 800 Amperes.									
Switchgear / Switchboard									
	Molded Case Bkrs	100%			2037	* *	5	\$400	

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

NEW YORK PUBLIC LIBRARY - 035
MOTT HAVEN BRANCH LIBRARY
Asset # : 13349

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Raceway								
	Conduit	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	
Lighting									
	Interior Lighting								
	Fluorescent	65%			2027	\$119,900	10	\$9,600	
		T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
	Fluorescent	35%			2027	\$64,600	10	\$5,100	
		Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%							
		Location : Reading Areas And Office							
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%							
Alarm									
	Security System								
	No Component	40%							
	Generic	60%			2035	**	1	\$3,600	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Reading Areas And Outside							
		Explanation : CCTV Surveillance Camera System							
Fire/Smoke Detection									
	Generic, Digital	100%			2035	**	1-3	\$9,900	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Smoke Detectors, Alarm Bells, Manual Pull Stations, Horns And Strobe Lights							

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

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

Estimates are rounded to the nearest hundred dollars.

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

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

NEW YORK PUBLIC LIBRARY - 035
MOTT HAVEN BRANCH LIBRARY
Asset # : 13349

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Interruptible Gas/Dual Fuel	100%			2037	* *	1		
			Other Observation, Extent : Severe, Area Affected : 100% Location : Boiler Room Explanation : The Oil Tank Appears To Be Abandoned In Place.						
	Conversion Equipment								
	Hot Water Boiler	100%			2040	* *	1	\$7,900	
			Other Observation, Extent : Light, Area Affected : 100% Location : Basement Explanation : 1 Natural Gas Fired Hot Water Boiler.						
	Distribution								
	Hot Wtr Piping/Pump	100%			2043	* *	4	\$800	
	Terminal Devices								
	Convector/Radiator	50%			2032	* *	1	\$2,600	
	No Component	50%							
			Other Observation, Extent : Light, Area Affected : 0% Location : Third Floor Mechanical Equipment Room Explanation : Air Handling Equipment Is Used For Heating Cooling And Ventilation						
Air Conditioning									
	Energy Source								
	Electricity	100%			2043	* *	1		
	Conversion Equipment								
	Int Pkg Unit - Heating/Cooling	50%	0-2	\$183,500	2032	* *	2	\$400	
			Other Observation, Extent : Severe, Area Affected : 100% Location : Third Floor Mechanical Equipment Room Explanation : Degraded Refrigeration System						
	Int Pkg Unit - Heating/Cooling	50%			2025	\$183,500	2	\$500	
	Terminal Devices								
	Air Handler/Dir Expansion	50%			2027	\$96,500	1		
	Air Handler/Dir Expansion	50%	0-2	\$96,500	2037	* *	1		
			Other Observation, Extent : Moderate, Area Affected : 100% Location : Third Floor Mechanical Equipment Room Explanation : Defective Temperature Control System						
	Heat Rejection								
	Dry Cooler	100%			2027	\$93,900	2	\$11,200	
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$8,900	

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

NEW YORK PUBLIC LIBRARY - 035
MOTT HAVEN BRANCH LIBRARY
Asset # : 13349

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation									
	Exhaust Fans								
	Roof	10%			2027	\$2,900	2	\$100	
		Other Observation, Extent : Light, Area Affected : 100% Location : Roof Near Boiler Chimney Stack Explanation : Equipment Serves Toilet Rooms							
	No Component	90%							
		Other Observation, Extent : Light, Area Affected : 0% Location : Third Floor Mechanical Equipment Room Explanation : The Air Handling Equipment Serves The Library For Its Heating Cooling And Ventilation Needs							
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, Area Affected : 100% Location : Basement To 3rd Floor Explanation : 1 Unit							

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

Print Date : 12-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
Program / Asset # : NPL0M05.000 / 13350 **Yr Built/Renovated** : 1906 / 2011
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



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

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	65%	2-4	\$11,900	LIFE	* *	5	\$6,800	
Spalling, Extent : Light, Area Affected : 20%								
Location : Various Locations - East And North Facades								
Masonry: Granite	5%			LIFE	* *	5	\$400	
Masonry: Limestone	25%	4+	\$36,700	LIFE	* *	5	\$2,000	
Staining/Discoloring, Extent : Moderate, Area Affected : 30%								
Location : Street Facade								
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	
Staining/Discoloring, Extent : Moderate, Area Affected : 25%								
Location : Decorative Cornice - Street (South) Façade								
Metal: Cage/Fence	5%			2033	* *	5-10	\$300	
Slate	5%			LIFE	* *	5		
Broken/Missing Elements, Extent : Moderate, Area Affected : 15%								
Location : Coping Stones - North Facade								
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%								
Location : Coping Stones - North Facade								
Roof								
Metal Panel	10%			2033	* *	10	\$1,500	
Modified Bitumen	90%	0-2	\$11,800	2033	* *			
Debris Present, Extent : Moderate, Area Affected : 20%								
Location : Upper Roof Atop Apartment								
Drains Inad/Misposn, Extent : Moderate, Area Affected : 25%								
Location : Main Roof								
Ponding, Extent : Moderate, Area Affected : 20%								
Location : Roof Perimeter								

Interior

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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Floors									
	Carpet	60%	Now	\$181,000	2030	\$181,000	3	\$18,500	
		Worn/Eroded, Extent : Moderate, Area Affected : 50%							
		Location : Throughout 1st And 2nd Floors							
	Cast in Place Concrete	5%			LIFE	**	5	\$2,200	
	Ceramic Tile	5%	2-4	\$1,100	2024	\$22,900	5	\$500	
		Cracking/Crumbling, Extent : Light, Area Affected : 10%							
		Location : Throughout							
	Marble Panels	10%	2-4	\$8,600	LIFE	**	5	\$1,500	
		Cracking/Crumbling, Extent : Light, Area Affected : 10%							
		Location : Throughout							
	Vinyl Tile	10%	2-4	\$2,000	2028	\$20,100	3	\$800	
		Cracking/Crumbling, Extent : Light, Area Affected : 20%							
		Location : Throughout							
	Wood	10%			2031	**	5	\$3,900	
		Deteriorated Finish, Extent : Moderate, Area Affected : 50%							
		Location : Basement And 3rd Floor Apartment							
Interior Walls									
	Glass: Single Pane	5%			LIFE	**	5	\$1,300	
	Gypsum Board	15%	2-4	\$1,300	LIFE	**	5	\$3,200	
		Cracking/Crumbling, Extent : Light, Area Affected : 10%							
		Location : Throughout							
	Plaster	50%			LIFE	**	5	\$5,300	
	Plaster	25%	Now	\$16,200	LIFE	**	5	\$2,600	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 25%							
		Location : Basement, Vacant Custodians Apartment							
		Paint Peeling, Extent : Moderate, Area Affected : 25%							
		Location : Basement, Vacant Custodians Apartment							
	Wood	5%			LIFE	**	5	\$7,000	
Ceilings									
	AcousTileSusp.Lay-In	15%			2041	**	5	\$3,100	
	Masonry:Vault Struct	8%	Now	\$13,800	LIFE	**			
		Water Penetration, Extent : Severe, Area Affected : 20%							
		Location : Sidewalk Vault In Basement Where Water And Electrical Mains Enter Building							
	Plaster	10%			LIFE	**	5	\$1,300	
	Plaster	57%			LIFE	**	5	\$7,300	
	Plaster	10%	Now	\$9,300	LIFE	**	5	\$1,300	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 25%							
		Location : Vacant Custodians Apartment							
		Paint Peeling, Extent : Severe, Area Affected : 50%							
		Location : Vacant Custodians Apartment							
Site Pavements									
Public Sidewalk									
	Cast in Place Concrete	100%	Now	\$8,400	2041	**			
		Cracking/Crumbling, Extent : Moderate, Area Affected : 35%							
		Location : Sidewalk At West 23rd Street Entrance							

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

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

Site Pavements

Activity Yard

Not Accessible 100%

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% 2038 * * 5 \$100

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : Main Service Disconnect Switch Rated At 800 Amperes.*

Switchgear / Switchboard

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

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 Affected : 0%**Location : Basement**Explanation : Located In The Crawlspace*

Lighting

Interior Lighting

Fluorescent 90% 2028 \$142,300 10 \$11,300

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

Fluorescent 5% 2033 * * 10 \$600

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

Fluorescent 5% 2033 * * 10 \$600

*T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%**Location : Offices*

Egress Lighting

Emergency, Battery 50% 2028 \$10,700 10 \$1,700

Exit, LED 50% 2043 * * 1

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

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

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 Sensors

Fire/Smoke Detection

Generic, Digital	100%		2028	\$163,600	1-3	\$8,500			
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Throughout The Building

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

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

Heating

Energy Source

Natural Gas	100%		2038	**	1				
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Conversion Equipment

Hot Water Boiler	100%		2033	**	1	\$6,800			
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Other Observation, Extent : Light, Area Affected : 100%

Location : Basement Boiler Room

Explanation : 1 Unit

Distribution

Hot Wtr Piping/Pump	100%		2036	**	4	\$700			
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Terminal Devices

Air Handler	60%		2028	\$124,800	1	\$5,100			
Convactor/Radiator	40%		2026	\$31,700	1	\$1,800			

Air Conditioning

Energy Source

Electricity	100%		2036	**	1				
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Conversion Equipment

Exterior Pkg Unit - Cooling	50%		2023	\$59,900	2	\$400			
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R-22 Refrigerant, Extent : Light, Area Affected : 50%

Location : 1 Unit, Roof

Split Unit	40%		2023	\$126,300					
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R-22 Refrigerant, Extent : Light, Area Affected : 40%

Location : 2 Units, Roof

No Component	10%								
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Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

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

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

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

Mechanical		Current Repair		Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
	Terminal Devices							
	Air Handler/Dir Expansion	40%		2028	\$59,500	1		
	No Component	60%						
	Heat Rejection							
	Air Cooled Condenser Unit	40%		2028	\$10,700	2	\$3,800	
	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	* *			
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Basement To 3rd Floor</i>							
	<i>Explanation : One Unit</i>							

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

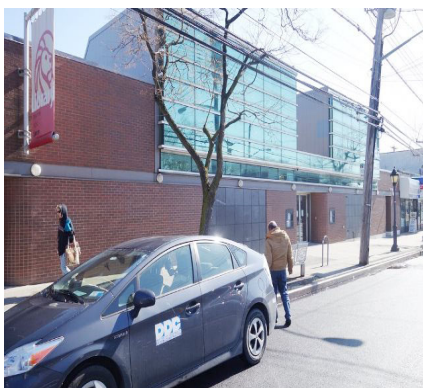
Print Date : 12-Sep-2019

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
Program / Asset # : NPL0N01.000 / 13351 **Yr Built/Renovated** : 1971 / 2000
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



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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick Cavity	40%			LIFE	**	5	\$6,400	
	Metal/Glass Curt Wall	25%			LIFE	**	5	\$7,500	
	Metal Panel	15%	4+	\$400	2047	**	5	\$4,500	
	Corrosion/Rusting, Extent : Light, Area Affected : 20%								
	Location : New Addition - Above Main Entrance								
	Slate Panels	15%			LIFE	**	5	\$1,800	
	Weathering Steel	5%	4+	\$1,100	LIFE	**	1		
	Staining/Discoloring, Extent : Light, Area Affected : 20%								
	Location : Street Facade								
Windows									
	Aluminum	100%	Now	\$4,900	2043	**	5	\$600	
	Unit Inoperable, Extent : Moderate, Area Affected : 25%								
	Location : Casement Windows								
Parapets									
	Masonry: Brick	35%			LIFE	**	5	\$700	
	Metal Panel	15%			2037	**	5	\$1,100	
	No Component	50%							
Roof									
	Modified Bitumen	100%	Now	\$483,400	2037	**			
	Blisters, Extent : Moderate, Area Affected : 30%								
	Location : Throughout								
	Drains Clogged, Extent : Moderate, Area Affected : 50%								
	Location : Throughout								
	Ponding, Extent : Moderate, Area Affected : 25%								
	Location : Throughout								
	Ridging, Extent : Moderate, Area Affected : 20%								
	Location : Throughout								
	Water Penetration, Extent : Moderate, Area Affected : 25%								
	Location : At Drains And Roof Penetrations								
Interior									
Floors									
	Cast in Place Concrete	3%	4+	\$300	LIFE	**	5	\$1,200	
	Paint Peeling, Extent : Moderate, Area Affected : 100%								
	Location : Throughout Mechanical Rooms								
	Granite Panels	7%			LIFE	**	5	\$900	
	Vinyl Tile	65%			2032	**	3	\$4,300	
	Wood	25%			2055	**	5	\$8,200	
Interior Walls									
	Concrete Masonry Unit	60%			LIFE	**	5	\$2,500	
	Glass Block	10%			LIFE	**			
	Gypsum Board	15%			LIFE	**	5	\$900	
	Plaster	15%			LIFE	**	5	\$500	

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

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

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

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

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2047	**	5	\$100	
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room

Explanation : One 1200 Ampere Main Disconnect Switch

Switchgear / Switchboard

Fused Disc Sw	100%			2047	**	5	\$100	
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Raceway

Conduit	100%			2047	**	1		
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Panelboards

Fused Disc Sw	5%			2043	**	5		
Molded Case Bkrs	95%			2043	**	5	\$300	

Wiring

Thermoplastic	100%			2047	**	1		
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Motor Controllers

Locally Mounted	100%			2040	**	5	\$100	
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Ground

Grounding Devices

Generic	100%			LIFE	**	5	\$200	
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Lighting

Interior Lighting

Fluorescent	90%			2032	**	10	\$9,900	
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Throughout The Building

Explanation : Using T8 Lamps

Fluorescent	10%			2032	**	10	\$1,100	
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Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%

Location : Throughout The Building

Egress Lighting

Emergency, Battery	50%			2032	**	10	\$1,400	
Exit, Service	50%			2032	**	1		

Exterior Lighting

HID	100%			2032	**	10		
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Alarm

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

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

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

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

Heating

Energy Source

Electricity

5%

2047

* *

1

Natural Gas

95%

2047

* *

1

Conversion Equipment

Furnace

95%

2027

\$26,600

1

\$5,600

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Roof**Explanation : 3 Units*

Radiant Heater

5%

2027

\$10,500

2

\$300

Terminal Devices

Convactor/Radiator

5%

2032

* *

1

\$200

No Component

95%

Air Conditioning

Energy Source

Electricity

100%

2043

* *

1

Conversion Equipment

Ext Pkg Unit -

Heating/Cooling

100%

2032

* *

2

\$700

*R-22 Refrigerant, Extent : Moderate, Area Affected : 100%**Location : Roof*

Ventilation

Distribution

Ductwork/Diffusers

100%

LIFE

* *

2-5

\$6,700

Exhaust Fans

Roof

100%

2032

* *

2

\$400

Plumbing

H/C Water Piping

Brass/Copper

100%

2047

* *

1

Water Heater

Gas Fired

100%

2025

\$7,300

2

\$200

Sanitary Piping

Cast Iron

100%

LIFE

* *

1

Storm Drain Piping

Cast Iron

100%

LIFE

* *

1

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

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

Print Date : 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
Program / Asset # : NPL0S08.000 / 14502 **Yr Built/Renovated** : 1970 / 2010
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



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

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

Architecture		Current Repair			Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior									
Exterior Walls									
	Cast in Place Concrete	12%			LIFE	**	5	\$45,000	
	Masonry: Brick Cavity	80%	2-4	\$238,100	LIFE	**	5	\$60,000	
	Efflorescence, Extent : Light, Area Affected : 5%								
	Location : Mechanical Penthouse								
	Expansion Jnt Failure, Extent : Light, Area Affected : 10%								
	Location : East Facade								
	Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 15%								
	Location : All Facades								
	Patching Evident, Extent : Light, Area Affected : 20%								
	Location : All Facades								
	Spalling, Extent : Moderate, Area Affected : 15%								
	Location : North And East Facades, Loading Dock								
	Water Penetration, Extent : Light, Area Affected : 5%								
	Location : Loading Dock At Lintel								
	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									
	Cast in Place Concrete	5%			LIFE	**	5	\$4,100	
	Concrete Masonry Unit	5%			LIFE	**	5	\$500	
	Masonry: Brick Cavity	73%	4+	\$5,700	LIFE	**	5	\$5,900	
	Miss/Damaged Flashings, Extent : Moderate, Area Affected : 15%								
	Location : Throughout								
	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, Extent : Moderate, Area Affected : 15%								
	Location : Throughout Parking Area								
	Water Penetration, Extent : Severe, Area Affected : 5%								
	Location : At Roof Penetrations Above 3rd Floor Laboratories								
	Roll Roofing	3%			2023		5	\$5,000	

Interior

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Floors									
	Carpet	30%			2028	\$898,600	3	\$99,800	
	Cast in Place Concrete	25%			LIFE	**	5	\$121,300	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Throughout									
Explanation : 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 Penetration, Extent : Moderate, Area Affected : 5%									
Location : At Trench Drain From Ramp Above									
	Gypsum Board	25%			LIFE	**	5	\$69,300	

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2053	**	5	\$600	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Electrical Room									
Explanation : Main Service Disconnect Switch Rated At 4000 Amperes.									
	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 Drive	95%			2044	**			
Ground									
	Grounding Devices								
	Generic	100%			LIFE	**	5	\$2,200	
Stand-by Power									
	Transfer Switches								
	Automatic	100%			2044	**	1	\$45,600	

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power									
	Generators								
	Diesel	100%			2040	**	1	\$57,400	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Roof							
		Explanation : Emergency Generator Rated At 335 Kilowatts							
Batteries									
	Lead/Acid	100%			2022	\$1,600	5	\$5,500	
Fuel Storage									
	Day Tank	50%			2049	**	5	\$13,700	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Generator Room/ Roof							
		Explanation : 150 Gallon Rated Capacity							
	Main Tank	50%			2062	**	5	\$2,200	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Basement							
		Explanation : 1250 Gallon Rated Capacity							
Lighting									
	Interior Lighting								
	Fluorescent	75%			2035	**	10	\$101,900	
		T-5 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
	Fluorescent	25%			2035	**	10	\$34,000	
		Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
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, Area Affected : 100%							
		Location : Hallways, Storage Areas And Outside							
		Explanation : CCTV Surveillance Camera System							
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 Pull Stations, Alarm Bells, Horns, Smoke Detectors							

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2053	**	1		
	Conversion Equipment								
	Furnace	50%			2035	**	1	\$36,600	
		Other Observation, Extent : Light, Area Affected : 50%							
		Location : Roof							
		Explanation : 2 Rooftop Package Units							
	Hot Water Boiler	50%			2044	**	1	\$36,600	
		Other Observation, Extent : Light, Area Affected : 50%							
		Location : 3rd Floor Mechanical Room							
		Explanation : 4 Units							
	Distribution								
	Hot Wtr Piping/Pump	50%			2049	**	4	\$5,500	
	No Component	50%							
	Terminal Devices								
	Air Handler	70%			2035	**	1	\$64,200	
	Convactor/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, Extent : Light, Area Affected : 20%							
		Location : 2nd Floor Mechanical Rooms							
		Explanation : 2 Units. R-410a.							
	Int Pkg Unit - Heating/Cooling	50%			2028	\$1,561,500	2	\$4,500	
		R-22 Refrigerant, Extent : Light, Area Affected : 50%							
		Location : 8 Units. 1st Floor And Basement							
	Ext Pkg Unit - Heating/Cooling	30%			2035	**	2	\$2,700	
		Other Observation, Extent : Light, Area Affected : 30%							
		Location : Roof							
		Explanation : 2 Package Units. R-407c.							
	Heat Rejection								
	Air Cooled Condenser Unit	30%			2035	**	2	\$31,000	
	Water Cooling Tower	70%			2031	**	2	\$104,400	
		Other Observation, Extent : Light, Area Affected : 70%							
		Location : Roof							
		Explanation : 1 Unit							

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Dehumidifier								
	No Component	60%							
	Generic	40%			2031	**			
	Other Observation, Extent : Light, Area Affected : 40%								
	Location : 3rd Floor Mechanical Room								
	Explanation : 2 Units								
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$82,600	
	Exhaust Fans								
	Interior	50%			2035	**	2	\$2,300	
	Roof	50%			2035	**	2	\$2,300	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2053	**	1		
	Water Heater								
	Gas Fired	100%	Now	\$26,900	2022	\$89,600	2	\$1,700	
	Other Observation, Extent : Severe, Area Affected : 10%								
	Location : 3rd Floor Mechanical Room								
	Explanation : Leaking Constantly With Multi-defects.								
	Sanitary Piping								
	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 : Light, Area Affected : 100%								
	Location : 2 Units From Basement To Loading Dock, 1 Unit From Basement To 3rd Floor, 1 Unit From Basement To Roof								
	Explanation : 4 Units								
Fire Suppression									
	Standpipe								
	Generic	100%			2053	**	1-5	\$74,700	
	Sprinkler								
	Generic	100%			2053	**	1-2	\$41,500	

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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** : 003
Program / Asset # : NPL0003.000 / 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



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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
	Exterior Walls								
	Masonry: Brick	25%	2-4	\$46,500	LIFE	* *	5	\$4,400	
		Cracking/Crumbling, Extent : Light, Area Affected : 20%							
		Location : Throughout							
		Water Penetration, Extent : Light, Area Affected : 5%							
		Location : Throughout							
	Masonry: Brick	75%	Now	\$22,900	LIFE	* *	5	\$13,200	
		Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 30%							
		Location : First Floor Level West Facade							
		Water Penetration, Extent : Moderate, Area Affected : 30%							
		Location : First Floor And Basement							
Windows									
	Aluminum	35%	2-4	\$6,900	2040	* *	5	\$400	
		Cracking/Crumbling, Extent : Light, Area Affected : 20%							
		Location : Throughout							
	Wood	40%	2-4	\$2,600	2023	\$26,500	5	\$4,100	
		Broken/Missing Elements, Extent : Light, Area Affected : 20%							
		Location : Throughout							
	Wood	25%	0-2	\$16,600	2049	* *	5	\$2,600	
		Deteriorated Finish, Extent : Moderate, Area Affected : 40%							
		Location : Throughout							
		Dry Rot/Decay, Extent : Moderate, Area Affected : 40%							
		Location : Throughout							
Parapets									
	Metal Cornice	30%	2-4	\$4,600	2039	* *			
		Broken/Missing Elements, Extent : Light, Area Affected : 20%							
		Location : Throughout							
	No Component	70%							
Roof									
	Modified Bitumen	98%	2-4	\$35,700	2029	\$178,600			
		Broken/Missing Elements, Extent : Moderate, Area Affected : 30%							
		Location : Throughout							
	Skylight, Metal/Glass	2%	2-4	\$7,900	2034	* *			
		Broken/Missing Elements, Extent : Light, Area Affected : 20%							
		Location : Throughout							

Interior

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Floors									
	Carpet	35%	2-4	\$6,400	2023	\$64,000	3	\$6,500	
		Punct/Tear/Impact Damage, Extent : Light, Area Affected : 20%							
		Location : Throughout							
	Cast in Place Concrete	5%			LIFE	**	5	\$1,400	
	Ceramic Tile	5%	4+	\$1,400	2033	**	5	\$300	
		Cracking/Crumbling, Extent : Light, Area Affected : 10%							
		Location : Throughout							
	Vinyl Tile	5%			2021	\$6,100	3	\$300	
	Wood	50%	Now	\$47,200	2039	**	5	\$5,800	
		Dry Rot/Decay, Extent : Moderate, Area Affected : 5%							
		Location : Third Floor And Basement Stairs							
Interior Walls									
	Cast in Place Concrete	5%			LIFE	**			
	Ceramic Tile	5%			2033	**	5	\$1,000	
	Gypsum Board	5%	2-4	\$200	LIFE	**	5	\$600	
		Cracking/Crumbling, Extent : Light, Area Affected : 10%							
		Location : Throughout							
	Masonry: Brick	5%	0-2	\$4,300	LIFE	**			
		Cracking/Crumbling, Extent : Light, Area Affected : 10%							
		Location : Throughout							
	Plaster	80%			LIFE	**	5	\$4,600	
Ceilings									
	AcousTileSusp.Lay-In	10%	2-4	\$600	2037	**	5	\$600	
		Cracking/Crumbling, Extent : Light, Area Affected : 10%							
		Location : Throughout							
	Plaster	80%	Now	\$7,500	LIFE	**	5	\$6,200	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : Third Floor							
		Loose/Delam Surface, Extent : Moderate, Area Affected : 30%							
		Location : Throughout Third Floor							
	Plaster	10%	Now	\$1,900	LIFE	**	5	\$800	
		Water Penetration, Extent : Moderate, Area Affected : 30%							
		Location : First Floor And Second Floor							

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%			2034	* *	5		
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Electrical Room									
Explanation : One 800 Amperes									

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

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Switchgear / Switchboard								
	Fused Disc Sw	100%			2034	**	5		
	Raceway								
	Conduit	100%			2034	**	1		
	Panelboards								
	Molded Case Bkrs	30%			2040	**	5	\$100	
	Molded Case Bkrs	70%			2032	**	5	\$200	
	Wiring								
	Braided Cloth	20%	2-4	\$6,400	2049	**	1		
		Insulation Aged, Extent : Moderate, Area Affected : 100%							
		Location : Third Floor							
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Third Floor							
		Explanation : Third Floor Not Occupied							
	Thermoplastic	30%			2044	**	1		
	Thermoplastic	50%			2034	**	1		
	Motor Controllers								
	Locally Mounted	100%			2029	\$17,400	5	\$100	
Ground									
	Grounding Devices								
	Generic	100%			LIFE	**	5	\$100	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Basement							
		Explanation : Water Main							
Lighting									
	Interior Lighting								
	Fluorescent	70%			2029	\$67,200	10	\$5,300	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : First And Second Floors							
		Explanation : Using T-5 And T-8							
	Fluorescent	20%			2024	\$19,200	10	\$1,500	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement							
		Explanation : Using T-8							
	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	

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

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

Alarm

Fire/Smoke Detection

No Component

70%

Generic

30%

2021

\$29,800

1-3

\$1,600

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

Heating

Energy Source

Natural Gas

100%

2044

* *

1

Conversion Equipment

Steam Boiler

100%

2037

* *

1

\$8,300

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement Boiler Room**Explanation : 1 Unit*

Distribution

Central Plant Steam

100%

2044

* *

4

\$400

Piping/Pmp

Terminal Devices

Convactor/Radiator

100%

Now

\$4,800

2029

\$48,100

1

\$2,400

*Leak Evident, Extent : Severe, Area Affected : 50%**Location : Various Areas*

Air Conditioning

Energy Source

Electricity

100%

2032

* *

1

Conversion Equipment

Split Unit

15%

2029

\$28,700

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

Exhaust Fans

Roof

10%

2024

\$1,500

2

No Component

90%

Plumbing

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
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 : 100%							
		Location : Basement To 3rd Floor							
		Explanation : 1 Unit							
Fire Suppression									
	Sprinkler No Component	95%							
	Generic	5%			2034	* *	1-2	\$100	

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

Print Date : 12-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
Program / Asset # : NPL0P01.000 / 13356 **Yr Built/Renovated** : 1985 / 2004
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

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



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

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

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

Exterior

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)	100%	Now	\$29,200	2027	\$291,800			
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Ponding, Extent : Moderate, Area Affected : 25%

Location : At Roof Drains

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

Location : At Elevator Bulkhead And Lower Roof

Interior

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	10%	Now	\$1,900	2032	**	5	\$500	

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

Location : Throughout

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

Location : Throughout

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

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2047	**	5	\$100	
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room

Explanation : One 1200 Amperes Main Disconnect Switch

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	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								
	Locally Mounted	30%			2040	**	5		
	Variable Frequency Drive	70%			2047	**			
Ground									
	Grounding Devices								
	Generic	100%			LIFE	**	5	\$200	
Lighting									
	Interior Lighting								
	Fluorescent	80%			2035	**	10	\$10,800	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : T-5 Lamps							
	Fluorescent	5%			2035	**	10	\$700	
		Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
	Fluorescent	15%			2035	**	10	\$2,000	
		T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
	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								
	No Component	80%							
	Generic, Digital	20%			2035	**	1-3	\$1,800	
Mechanical									
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									

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

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2047	**	1		
	Conversion Equipment								
	Hot Water Boiler	100%			2040	**	1	\$7,300	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Mechanical Room								
	Explanation : 1 Unit								
	Distribution								
	Hot Wtr Piping/Pump	100%			2049	**	4	\$1,100	
	Terminal Devices								
	Air Handler	50%			2032	**	1	\$4,600	
	Convactor/Radiator	50%			2040	**	1	\$2,400	
Air Conditioning									
	Energy Source								
	Electricity	100%			2043	**	1		
	Conversion Equipment								
	Interior Pkg Unit - Cooling	100%			2028	\$546,200	2	\$900	
	R-22 Refrigerant, Extent : Light, Area Affected : 100%								
	Location : Roof								
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$8,200	
	Exhaust Fans								
	Interior	60%			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								
	Cast Iron	100%			LIFE	**	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1		
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE	**			
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : 1-2								
	Explanation : 1 Unit								

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

Print Date : 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
Program / Asset # : NPL0P02.000 / 13357 **Yr Built/Renovated** : 1975 / 2007
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



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

NEW YORK PUBLIC LIBRARY - 035
PELHAM BAY BRANCH LIBRARY
Asset # : 13357

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	100%	Now	\$30,700	LIFE	* *	5	\$19,200	
		Diagonal Cracks, Extent : Moderate, Area Affected : 1%						
		Location : South Side						
		Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%						
		Location : Throughout						
Windows								
Aluminum	100%			2043	* *	5	\$2,000	
Parapets								
Pre-Cast Concrete	30%	0-2	\$11,200	LIFE	* *	5	\$1,900	
		Broken/Missing Elements, Extent : Severe, Area Affected : 10%						
		Location : Masonry Screen Wall At Rooftop Equipment Failed						
		Miss/Damaged Copings, Extent : Severe, Area Affected : 10%						
		Location : Copings At Masonry Screen Wall Failed						
No Component	70%							
Roof								
Modified Bitumen	100%	0-2	\$232,400	2037	* *			
		Blisters, Extent : Moderate, Area Affected : 10%						
		Location : Throughout						
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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Under 600 Volts

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

NEW YORK PUBLIC LIBRARY - 035
PELHAM BAY BRANCH LIBRARY
Asset # : 13357

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Molded Case Bkrs	100%			2027	\$1,600	5	\$300	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Electrical Room								
	Explanation : One 500 Amperes Main Disconnect Switch								
	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%			2027	\$100,700	10	\$8,700	
	T-8 Lamps And Fixtures, Extent : Light, Area Affected : 50%								
	Location : Throughout								
	T-12 Lamps And Fixtures, Extent : Light, Area Affected : 50%								
	Location : Throughout								
	Egress Lighting								
	Exit, Service	100%			2022	\$1,400	1		
	Exterior Lighting								
	HID	90%			2027	\$34,200	10		
	Incandescent	10%	4+	\$300	2027	\$3,200	2		
	Damaged Fixtures, Extent : Moderate, Area Affected : 100%								
	Location : Exterior Step Lighting								
Alarm									
	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 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%			2044	* *	1	\$4,700	

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
PELHAM BAY BRANCH LIBRARY
Asset # : 13357

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
Distribution	Hot Wtr Piping/Pump	100%			2043	**	4	\$500	
Terminal Devices	Air Handler	60%			2035	**	1	\$3,500	
		Recent Replace Evident, Extent : Light, Area Affected : 100% Location : Mechanical Room							
	Convector/Radiator	40%			2040	**	1	\$1,200	
Air Conditioning									
Energy Source	Electricity	100%			2043	**	1		
Conversion Equipment	Reciprocating Compr/Chiller	100%			2032	**	1	\$4,400	
Distribution	Ductwork/Diffusers	100%			LIFE	**	2	\$12,400	
Terminal Devices	Air Handler/Cool/Ht	100%			2035	**	1	\$5,900	
		Recent Replace Evident, Extent : Light, Area Affected : 100% Location : Mechanical Room							
Heat Rejection	Dry Cooler	100%			2035	**	2	\$6,600	
		Recent Replace Evident, Extent : Light, Area Affected : 100% Location : Rooftop							
Ventilation									
Distribution	Ductwork/Diffusers	100%			LIFE	**	2-5	\$5,300	
		Needs Cleaning, Extent : Moderate, Area Affected : 100% Location : Throughtout							
Exhaust Fans	Interior	10%			2022	\$3,400	2		
	Roof	90%			2027	\$14,100	2	\$300	
Plumbing									
H/C Water Piping	Brass/Copper	50%			2047	**	1		
	Galvanized Steel	50%			2040	**	1		
Water Heater	Gas Fired	100%			2025	\$5,700	2	\$100	
		Other Observation, Extent : Light, Area Affected : 100% Location : Mechanical Room Explanation : 1 - 40 Gallon							
Sanitary Piping	Cast Iron	100%			LIFE	**	1		
Storm Drain Piping	Cast Iron	100%			LIFE	**	1		
Sump Pump(s)	Non-Submersible	100%			2027	\$1,400	4	\$200	

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

Estimates are rounded to the nearest hundred dollars.

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

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

NEW YORK PUBLIC LIBRARY - 035
PELHAM BAY BRANCH LIBRARY
Asset # : 13357

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Backflow Preventer								
	No Component	95%							
	Generic	5%			2032	* *	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 : 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



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

NEW YORK PUBLIC LIBRARY - 035
PORT RICHMOND BRANCH LIBRARY
Asset # : 13358

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick	75%			LIFE	**	5	\$17,300	
	Masonry: Limestone	5%			LIFE	**	5	\$900	
	Stucco Cement	20%	Now	\$15,400	2032	**	5	\$5,800	
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%									
Location : Throughout									
Windows									
	Aluminum	100%			2043	**	5	\$3,300	
Parapets									
	Wood Cornice	100%	Now	\$14,700	2037	**	5	\$17,900	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%									
Location : Throughout									
Deteriorated Finish, Extent : Moderate, Area Affected : 15%									
Location : Throughout									
Roof									
	Asphalt Shingle	100%			2036	**	10	\$2,500	
Interior									
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 Elements, Extent : Severe, Area Affected : 50%									
Location : 2nd Floor Apartment									
Loose/Delam Surface, Extent : Severe, Area Affected : 50%									
Location : 2nd Floor Apartment									
Worn/Eroded, Extent : Severe, Area Affected : 100%									
Location : 2nd Floor Apartment									
	Vinyl Tile 9" X 9"	2%			2027	\$3,700	3	\$100	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Stairwell From Basement To First Floor									
Explanation : 9x9 Tiles									
	Wood	15%			2055	**	5	\$4,100	
	Wood	3%	Now	\$5,000	2055	**	5	\$400	
Water Penetration, Extent : Moderate, Area Affected : 50%									
Location : 2nd Floor Apartment									
Worn/Eroded, Extent : Moderate, Area Affected : 100%									
Location : 2nd Floor Apartment									

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

NEW YORK PUBLIC LIBRARY - 035
PORT RICHMOND BRANCH LIBRARY
Asset # : 13358

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

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	

Broken/Missing Elements, Extent : Severe, Area Affected : 15%

Location : Roof Stair, Basement And 2nd Floor Apartment

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

Location : Roof Stair, Basement And 2nd Floor Apartment

Water Penetration, Extent : Severe, Area Affected : 50%

Location : Roof Stair And 2nd Floor Apartment

Wood	5%			LIFE	**	5	\$3,200	
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Ceilings

Plaster	90%			LIFE	**	5	\$8,400	
Plaster	5%	Now	\$2,300	LIFE	**	5	\$500	

Broken/Missing Elements, Extent : Severe, Area Affected : 50%

Location : 2nd Floor Apartment

Water Penetration, Extent : Light, Area Affected : 50%

Location : 2nd Floor Apartment

Wood	5%			LIFE	**	5	\$6,600	
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Site Enclosure

Free Standing Walls

Masonry: Brick	100%	4+	\$600	2037	**			
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Broken/Missing Elements, Extent : Light, Area Affected : 2%
Location : Driveway Entrance

Site Pavements

Public Sidewalk

Cast in Place Concrete	100%			2032	**			
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Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2037	**	5		
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Other Observation, Extent : Light, Area Affected : 100%
Location : Electrical Room
Explanation : Two 200 Ampere Main Disconnect Switches

Raceway

Conduit	100%			2037	**	1		
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Panelboards

Fused Toggle Switch	5%	0-2	\$900	2052	**	5		
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On Extended Life, Extent : Moderate, Area Affected : 100%
Location : Second Floor

Molded Case Bkrs	45%			2035	**	5	\$100	
Molded Case Bkrs	50%			2043	**	5	\$100	

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

Estimates are rounded to the nearest hundred dollars.

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

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

NEW YORK PUBLIC LIBRARY - 035
PORT RICHMOND BRANCH LIBRARY
Asset # : 13358

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Wiring									
	Braided Cloth	10%	2-4	\$3,200	2052	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 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 Observation, Extent : Light, Area Affected : 100%									
Location : Basement And First Floor									
Explanation : 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 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%			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								
	Convactor/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	

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

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

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NEW YORK PUBLIC LIBRARY - 035
PORT RICHMOND BRANCH LIBRARY
Asset # : 13358

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Energy Source								
	Electricity	100%			2043	**	1		
	Conversion Equipment								
	Reciprocating	60%			2027	\$53,500	1	\$2,700	
	Compr/Chiller								
	Window/Wall Unit	30%			2022	\$6,600	1		
	No Component	10%							
	Terminal Devices								
	Fan Coil - 4 Pipe	100%			2027	\$221,500	1	\$3,200	
	Heat Rejection								
	Dry Cooler	100%			2022	\$51,400	2	\$6,800	
Ventilation									
	Distribution								
	Not Accessible	100%							
	Exhaust Fans								
	Interior	30%			2032	**	2	\$100	
	Wall Unit	30%			2022	\$1,100	2	\$100	
	No Component	40%							
Plumbing									
	H/C Water Piping								
	Brass/Copper	40%			2037	**	1		
	Galvanized Steel	60%			2032	**	1		
	Water Heater								
	Gas Fired	100%			2025	\$6,400	2	\$100	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Basement								
	Explanation : 40 Gallons								
	Sanitary Piping								
	Cast Iron	100%	Now	\$3,800	LIFE	**	1		
	Leak Evident, Extent : Moderate, Area Affected : 5%								
	Location : Working Room In Basement Level								
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE	**			
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : C, B, M.								
	Explanation : 1 Unit								

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

Print Date : 12-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
Program / Asset # : NPL0R03.000 / 13387 **Yr Built/Renovated** : 1972 / 1996
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



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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	
Exterior								
Exterior Walls								
	Masonry: Brick	100%	Now	\$41,900	LIFE	**	5	\$26,200
Diagonal Cracks, Extent : Moderate, Area Affected : 5%								
Location : Above Window At Northwest Corner								
Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 10%								
Location : Throughout								
Windows								
	Aluminum	60%			2043	**	5	\$3,200
	Steel	15%	Now	\$44,400	2052	**	5	\$5,000
Corrosion/Rusting, Extent : Moderate, Area Affected : 25%								
Location : Community Room								
Deteriorated Finish, Extent : Moderate, Area Affected : 50%								
Location : Community Room								
Thermally Inefficient, Extent : Moderate, Area Affected : 50%								
Location : Community Room								
	Wood	25%	Now	\$39,800	2052	**	5	\$6,700
Deteriorated Finish, Extent : Moderate, Area Affected : 50%								
Location : South Facade								
Dry Rot/Decay, Extent : Severe, Area Affected : 10%								
Location : South Facade								
Paint Peeling, Extent : Severe, Area Affected : 50%								
Location : South Facade								
Split/Cracked, Extent : Light, Area Affected : 25%								
Location : South Facade								
Parapets								
	Masonry: Brick	15%			LIFE	**	5	\$100
	Masonry: Limestone	5%	Now	\$300	LIFE	**	5	
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%								
Location : Coping At North And South Sections Of Parapet								
Caulking Deteriorated, Extent : Moderate, Area Affected : 25%								
Location : Coping At North And South Parapets								
	No Component	80%						

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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NEW YORK PUBLIC LIBRARY - 035
RICHMONDTOWN BRANCH LIBRARY
Asset # : 13387

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Roof									
	Metal, Corrugated	50%	Now	\$79,400	2047	**	1		
	Corrosion/Rusting, Extent : Light, Area Affected : 75%								
	Location : Throughout - High Wing								
	Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 25%								
	Location : High Wing								
	Water Penetration, Extent : Moderate, Area Affected : 5%								
	Location : Over Second Floor								
	Modified Bitumen	48%	Now	\$234,400	2037	**			
	Blisters, Extent : Severe, Area Affected : 25%								
	Location : Throughout								
	Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 10%								
	Location : North East Entrance								
	Ponding, Extent : Moderate, Area Affected : 25%								
	Location : Throughout								
	Ridging, Extent : Severe, Area Affected : 20%								
	Location : Throughout								
	Water Penetration, Extent : Moderate, Area Affected : 15%								
	Location : Above North East Corner Entrance And Roof Penetrations								
	Skylight, Plastic	2%			2044	**	1		
	Recent Replace Evident, Extent : Light, Area Affected : 100%								
	Location : Community Room								
Interior									
Floors									
	Carpet	67%			2026	\$184,900	3	\$20,500	
	Cast in Place Concrete	5%	4+	\$1,100	LIFE	**	5	\$2,200	
	Paint Peeling, Extent : Moderate, Area Affected : 35%								
	Location : Throughout								
	Ceramic Tile	5%			2036	**	5	\$1,000	
	Ceramic Tile	3%			2036	**	5	\$600	
	Recent Replace Evident, Extent : Light, Area Affected : 50%								
	Location : Staff Bathrooms								
	Vinyl Tile	20%			2032	**	3	\$1,500	
Interior Walls									
	Ceramic Tile	3%			2036	**	5	\$700	
	Recent Replace Evident, Extent : Light, Area Affected : 50%								
	Location : Staff Bathrooms								
	Concrete Masonry Unit	47%			LIFE	**	5	\$4,600	
	Glass: Single Pane	3%			LIFE	**	5	\$600	
	Gypsum Board	40%			LIFE	**	5	\$5,900	
	Masonry: Brick	2%			LIFE	**			
	SGFT/Glazed Masonrv	5%			LIFE	**			

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

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

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

Interior

Ceilings

AcousTileSusp.Lay-In 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, Area Affected : 15%

Location : Community Room

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% 2027 \$1,600 5 \$100

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

Location : Electrical Room

Explanation : One 400 Ampere, One 300 Ampere, And Two 200 Ampere Main Disconnect Switches

Raceway

Conduit 70% 2027 \$23,200 1

Conduit 30% 2047 * * 1

Panelboards

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 : Moderate, Area Affected : 100%

Location : Throughout The Building

Explanation : T8 Lamps

Fluorescent 5% 2032 * * 10 \$700

Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%

Location : Throughout The Building

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

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

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 Fluorescent Light, Extent : Moderate, Area Affected : 100%**Location : Front And Back Of The Building*

HID

70%

2022

\$40,400

10

Alarm

Fire/Smoke Detection

No Component

80%

Generic, Analog

20%

2022

\$31,700

1-3

\$1,800

Mechanical

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

Energy Source

Electricity

40%

2047

* *

1

Natural Gas

60%

2047

* *

1

Conversion Equipment

Furnace

40%

2032

* *

1

\$2,900

*Other Observation, Extent : Light, Area Affected : 100%**Location : Roof**Explanation : Exterior Units. 4 Units*

Hot Water Boiler

50%

2040

* *

1

\$3,600

*Other Observation, Extent : Light, Area Affected : 20%**Location : Boiler Room**Explanation : Gas Fired, 1 Unit*

Radiant Heater

10%

2027

\$25,400

2

\$700

*Other Observation, Extent : Light, Area Affected : 10%**Location : Various**Explanation : Electric Baseboard Radiators*

Distribution

Hot Wtr Piping/Pump

20%

2043

* *

4

\$100

No Component

80%

Terminal Devices

Convactor/Radiator

20%

2040

* *

1

\$900

No Component

80%

Air Conditioning

Energy Source

Electricity

100%

2043

* *

1

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

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

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Conversion Equipment								
	Int Pkg Unit - Heating/Cooling	20%			2028	\$60,900	2	\$200	
		R-22 Refrigerant, Extent : Moderate, Area Affected : 100% Location : Roof							
	Reciprocating Compr/Chiller	20%			2032	**	1	\$1,300	
	Ext Pkg Unit - Heating/Cooling	60%			2027	\$107,500	2	\$500	
		R-22 Refrigerant, Extent : Moderate, Area Affected : 100% Location : Roof							
	Heat Rejection								
	Dry Cooler	20%			2032	**	2	\$2,000	
	No Component	80%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$8,100	
	Exhaust Fans								
	Interior	10%			2032	**	2		
	Roof	90%			2032	**	2	\$400	
Plumbing									
	H/C Water Piping								
	Galvanized Steel	100%			2040	**	1		
	Water Heater								
	Gas Fired	100%			2025	\$8,700	2	\$200	
	Sanitary Piping								
	Cast Iron	100%			LIFE	**	1		
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE	**			
		Other Observation, Extent : Light, Area Affected : 100% Location : 1st To 2nd Floor Explanation : One Unit							
Fire Suppression									
	Sprinkler								
	No Component	95%							
	Generic	5%			2047	**	1-2	\$200	

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

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



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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick	100%	Now	\$49,800	LIFE	**	5	\$15,600	
Water Penetration, Extent : Moderate, Area Affected : 30%									
Location : North And East Walls									
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, Extent : Severe, Area Affected : 100%									
Location : End Of Parapet Wall At Rear Of Flat Roof									
	Metal Rail	15%			2032	**	5-10	\$8,100	
	Metal: Cage/Fence	40%	4+	\$25,100	2047	**	5	\$3,900	
Deformed/Dented, Extent : Moderate, Area Affected : 20%									
Location : Low Roof Area Around Mechanical Equipment									
Roof									
	Asphalt Shingle	80%			2030	\$52,600	10	\$2,400	
	Built-Up (BUR)	20%			2022	\$51,900	10	\$3,600	
Alligatoring, Extent : Moderate, Area Affected : 60%									
Location : Throughout									
Blisters, Extent : Moderate, Area Affected : 30%									
Location : Scattered Locations									
Ponding, Extent : Moderate, Area Affected : 20%									
Location : At End Of Roof									
Interior									
Floors									
	Carpet	94%			2028	\$92,300	3	\$10,300	
	Ceramic Tile	3%			2036	**	5	\$200	
	Vinyl Tile	3%	4+	\$2,000	2037	**	3	\$100	
Worn/Eroded, Extent : Moderate, Area Affected : 30%									
Location : Interior Offices - Book Carts Have Damaged Floors									
Interior Walls									
	Concrete Masonry Unit	90%	Now	\$21,400	LIFE	**	5	\$7,300	
Water Penetration, Extent : Moderate, Area Affected : 50%									
Location : At South And East Walls									
	Wood	10%	4+	\$6,000	LIFE	**	5	\$8,100	
Water Penetration, Extent : Moderate, Area Affected : 10%									
Location : Water Damage At Base Of Wood Walls In Children Reading Area									
Ceilings									
	AcousTileConcealSpLn	15%			2040	**	5	\$1,400	
	Exposed Struc: Wood	80%			LIFE	**			
	Wood	5%			LIFE	**	5	\$3,200	
Site Enclosure									

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

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

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

Site Enclosure

Free Standing Walls

Masonry: Brick

100% Now \$3,000 2053 * *

*Jnt Mortar Miss/Erod, Extent : Severe, Area Affected : 10%**Location : Concrete Copings At Top Of Wall Need Caulking*

Site Pavements

Public Sidewalk

Cast in Place Concrete

100% 2040 * *

On-Site Walkways

Cast in Place Concrete

100% 2040 * *

Electrical		Current Repair			Future Replacement		Maintenance		
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% Now \$1,600 2057 * * 5

*Mech. Misoperation, Extent : Moderate, Area Affected : 100%**Location : Main Switch Trips Every 2 Months**Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : One 200 Amperes Main Disconnect Switch*

Switchgear / Switchboard

Fused Disc Sw

100% 2037 * * 5

Raceway

Conduit

100% 2037 * * 1

Panelboards

Molded Case Bkrs

50% 2035 * * 5 \$100

Molded Case Bkrs

50% 2043 * * 5 \$100

Wiring

Thermoplastic

50% 2047 * * 1

Thermoplastic

50% 2037 * * 1

Motor Controllers

Locally Mounted

100% 2032 * * 5 \$100

Ground

Grounding Devices

Generic

100% 2-4 \$4,000 LIFE * * 5 \$100

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Water Main**Explanation : Corroded*

Lighting

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

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

Lighting

Interior Lighting
Fluorescent

5% 2027 \$4,000 10 \$300

T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%

Location : Throughout

HID 90% 2027 \$48,700 10 \$200

Incandescent 5% 2022 \$4,000 2

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

Location : In Restrooms

Explanation : Incandescent 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		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% 2047 * * 1

Recent Replace Evident, Extent : Light, Area Affected : 100%

Location : Mechanical 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

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

Estimates are rounded to the nearest hundred dollars.

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

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	H/C Water Piping								
	Galvanized Steel	100%			2040	* *	1		
	Water Heater								
	Electric	20%			2025	\$1,300	4		
		Other Observation, Extent : Light, Area Affected : 20%							
		Location : Restroom							
		Explanation : 1-5 Gallon							
	Gas Fired	80%			2025	\$3,600	2	\$100	
		Other Observation, Extent : Light, Area Affected : 80%							
		Location : Mechanical Room							
		Explanation : 1-40 Gallon							
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Fixtures								
	Generic	100%							

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

Print Date : 12-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
Program / Asset # : NPL0002.000 / 1925 **Yr Built/Renovated** : 1975 / 2006
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



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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick Cavity	95%			LIFE	**	5	\$91,000	
		Efflorescence, Extent : Moderate, Area Affected : 20%							
		Location : East Facade							
		Water Penetration, Extent : Moderate, Area Affected : 20%							
		Location : 4th Floor Stacks And Stairwell							
	Window Wall	5%			2047	**	5	\$18,000	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Entrance Facade							
		Explanation : Fritted Glass							
Windows									
	Aluminum	85%	Now	\$139,300	2035	**	5	\$5,200	
		Air Infiltration, Extent : Moderate, Area Affected : 50%							
		Location : Throughout							
		Water Penetration, Extent : Moderate, Area Affected : 35%							
		Location : East Facade - Soffits Above Windows At Offices And South Facing Transom Windows							
		Weather Strip Missing, Extent : Moderate, Area Affected : 50%							
		Location : 2nd Floor Windows							
	Glass Block	10%	Now	\$3,300	LIFE	**	5	\$800	
		Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%							
		Location : 3rd Floor							
		Water Penetration, Extent : Moderate, Area Affected : 5%							
		Location : East Facade At Offices							
	Metal Louvers	5%			2030		\$19,400	10	\$3,900
Parapets									
	Masonry: Brick Cavity	30%	Now	\$6,100	LIFE	**	5	\$1,300	
		Worn/Eroded, Extent : Moderate, Area Affected : 15%							
		Location : West Facade Above Bay Window							
	Metal Panel	5%			2047	**	5	\$800	
	Metal Rail	35%			2032	**	5-10	\$26,500	
	Metal Rail	25%	0-2	\$29,500	2047	**	5	\$7,400	
		Corrosion/Rusting, Extent : Moderate, Area Affected : 25%							
		Location : Parapets Above Langston Hughes Wing							
		Deteriorated Finish, Extent : Moderate, Area Affected : 35%							
		Location : Parapets Above Langston Hughes Wing							
	Pre-Cast Concrete	5%	Now	\$400	LIFE	**	5	\$1,300	
		Cracking/Crumbling, Extent : Light, Area Affected : 5%							
		Location : Throughout Coping							

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
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NEW YORK PUBLIC LIBRARY - 035
SCHOMBURG CENTER FOR RESEARCH IN BLACK CULTURE
Asset # : 1925

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Roof									
	Modified Bitumen	65%	Now	\$44,300	2032	**			
	Blisters, Extent : Moderate, Area Affected : 10%								
	Location : Throughout And At Pitch Pockets								
	Ponding, Extent : Moderate, Area Affected : 20%								
	Location : Around Rooftop Units And Bay Window Roof - West Facade								
	Water Penetration, Extent : Moderate, Area Affected : 20%								
	Location : In 4th Floor Stacks Throughout								
	Under Construction	35%							
	Other Observation, Extent : Light, Area 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, Area Affected : 0%								
	Location : 2nd Floor								
	Explanation : Interior Renovation								
Interior Walls									
	Ceramic Tile	5%			2036	**	5	\$1,500	
	Concrete Masonry Unit	20%			LIFE	**	5	\$2,400	
	Efflorescence, Extent : Moderate, Area 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%							
	Other Observation, Extent : Light, Area Affected : 0%								
	Location : 2nd Floor								
	Explanation : Interior Renovation								

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

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

Interior

Ceilings

AcousTileConcealSpLn 10% Now \$48,600 2047 * * 5 \$3,600

Broken/Missing Elements, Extent : Severe, Area Affected : 35%

Location : 2nd Floor Manuscripts Area

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

Location : 2nd Floor Manuscripts Area

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

Location : Throughout

Explanation : Actually Metal Decking

Metal Panel 5% LIFE * * 5 \$3,600

Plaster 5% LIFE * * 5 \$1,800

Under Construction 15%

Other Observation, Extent : Light, Area Affected : 0%

Location : 2nd Floor

Explanation : Interior Renovation

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

Under 600 Volts

Service Equipment

Fused Disc Sw 50% 2027 \$2,600 5 \$100

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

Location : Electrical Room

Explanation : One 2000 Ampere Main Disconnect Switch

Fused Disc Sw 50% 2047 * * 5 \$100

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

Location : Electrical Room

Explanation : One 2000 Ampere Main Disconnect 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

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

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Wiring									
	Thermoplastic	70%			2027	\$20,500	1		
	Thermoplastic	30%			2047	**	1		
Motor Controllers									
	Locally Mounted	10%			2040	**	5		
	Motor Control Center	90%			2040	**	5	\$1,000	
Ground									
Grounding Devices									
	Generic	50%			LIFE	**	5	\$300	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Basement							
		Explanation : Connected To Metal Water Pipe							
	Generic	50%			LIFE	**	5	\$300	
Lighting									
Interior Lighting									
	Fluorescent	70%			2022	\$297,700	10	\$25,800	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : T-12 Lamps							
	Fluorescent	15%			2035	**	10	\$5,500	
		T-5 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%							
		Location : Offices							
	Fluorescent	10%			2032	**	10	\$3,700	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : T-8 Lamps							
	Fluorescent	5%			2032	**	10	\$1,800	
		Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
Egress Lighting									
	Emergency, Battery	50%			2032	**	10	\$4,800	
	Exit, LED	40%			2055	**	1		
	Exit, Service	10%			2032	**	1		
Exterior Lighting									
	HID	100%			2032	**	10	\$100	
Alarm									
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		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2047	**	1		
	Conversion Equipment								
	Furnace	15%			2027	\$14,100	1	\$3,000	
		Other Observation, Extent : Light, Area Affected : 15%							
		Location : Part Of AC Units							
		Explanation : 6 Units							
	Steam Boiler	85%			2040	**	1	\$33,800	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Penthouse							
		Explanation : 2 Units							
	Distribution								
	Hot Wtr Piping/Pump	15%			2043	**	4	\$300	
	Central Plant Steam Piping/Pmp	85%			2037	**	4	\$2,500	
	Terminal Devices								
	Air Handler	80%			2032	**	1	\$19,900	
	Convactor/Radiator	20%			2040	**	1	\$2,600	
Air Conditioning									
	Energy Source								
	Electricity	100%			2043	**	1		
	Conversion Equipment								
	Reciprocating Compr/Chiller	85%			2032	**	1	\$15,800	
		R-22 Refrigerant, Extent : Light, Area Affected : 100%							
		Location : Penthouse Chillers							
	Ext Pkg Unit - Heating/Cooling	15%			2027	\$74,700	2	\$400	
		R-22 Refrigerant, Extent : Light, Area Affected : 100%							
		Location : Roof							
	Distribution								
	CW & CHW Wtr Pipe/Pump	85%			2047	**	4	\$1,700	
	No Component	15%							
	Terminal Devices								
	Air Handler/Cool/Ht	100%			2032	**	1	\$24,800	
	Heat Rejection								
	Water Cooling Tower	85%			2028	\$128,300	2	\$34,300	
	No Component	15%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$22,400	
	Exhaust Fans								
	Interior	85%			2032	**	2	\$1,000	
	Roof	15%			2027	\$9,900	2	\$200	
Plumbing									

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

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	H/C Water Piping								
	Galvanized Steel	100%			2040	**	1		
	Water Heater								
	Gas Fired	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%			LIFE	**			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement To 4th Floor							
		Explanation : Two Units							
Fire Suppression									
	Standpipe								
	No Component	50%							
	Generic	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	

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a 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
Program / Asset # : NPL0002.010 / 2824 **Yr Built/Renovated** : 1905 / 2006
Area Sq Ft : 27,540 **Project Type** : NEW YORK PUBLIC LIBRARY
Date of Survey : 09-Jan-2018 **Landmark Status** : EXTERIOR LANDMARK
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 1920 **Lot** : 29 **BIN** : 1058276

CAPITAL	FY 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

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.

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

Asset # : 2824

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	70%	Now	\$203,400	LIFE	* *	5	\$58,600	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Alley Facade								
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 30%								
Location : Throughout								
Masonry: Limestone	12%	Now	\$252,500	LIFE	* *	5	\$7,500	
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Masonry: Limestone	18%			LIFE	* *	5	\$11,300	
Windows								
Wood	100%			2037	* *	5	\$172,100	
Parapets								
Masonry: Brick	20%			LIFE	* *	5	\$4,200	
Masonry: Limestone	5%			LIFE	* *	5	\$1,300	
Metal Cornice	25%			2044	* *	10	\$17,100	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : South Facade								
Explanation : This Component Is Actually Copper Cornice								
Metal Rail	50%			2046	* *	5-10	\$191,200	
Roof								
Built-Up (BUR)	25%			2029	\$99,100	10	\$6,300	
Ponding, Extent : Moderate, Area Affected : 10%								
Location : Around Rooftop Units								
Cement-Fiber Panel	25%			2042	* *	5	\$4,400	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Sloped Roof								
Explanation : Composite Roofing To Represent Clay Tile								
Modified Bitumen	50%			2037	* *	10	\$12,700	
Soffits								
Copper/Terne	100%			2064	* *	10		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Roof Overhang								
Explanation : Roof Overhang								
Interior								
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	

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Asset # : 2824

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
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, Area Affected : 40%									
Location : Alley									

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

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

Asset # : 2824

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ground									
	Grounding Devices								
	Not Accessible	100%							
Lighting									
	Interior Lighting								
	Fluorescent	95%			2029	\$301,300	10	\$24,000	
		T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout							
	Incandescent	5%			2029	\$15,900	2		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Third Floor							
		Explanation : Downlights 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		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%			2049	* *	1		
	Conversion Equipment								
	Furnace	60%			2034	* *	1	\$8,200	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Air Conditioning Units							
		Explanation : 2 Units							
	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		

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

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

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

Asset # : 2824

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Conversion Equipment								
	Ext Pkg Unit - Heating/Cooling Split Unit	90%			2034	**	2	\$1,500	
		10%			2034	**			
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2	\$35,800	
	Dehumidifier								
	Not Accessible	100%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$15,400	
	Exhaust Fans								
	Interior	60%			2029	\$63,300	2	\$500	
	Roof	40%			2029	\$19,700	2	\$300	
Plumbing									
	H/C Water Piping								
	Galvanized Steel	100%			2034	**	1		
	Water Heater								
	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	**			
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Basement To 3rd Floor, Located In Langston Hughes Hall								
	Explanation : 1 Unit								
Fire Suppression									
	Standpipe								
	No Component	50%							
	Generic	50%			2049	**	1-5	\$6,900	
	Sprinkler								
	No Component	75%							
	Generic	25%			2039	**	1-2	\$1,900	

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Print Date : 12-Sep-2019

NEW YORK PUBLIC LIBRARY - FY 2020

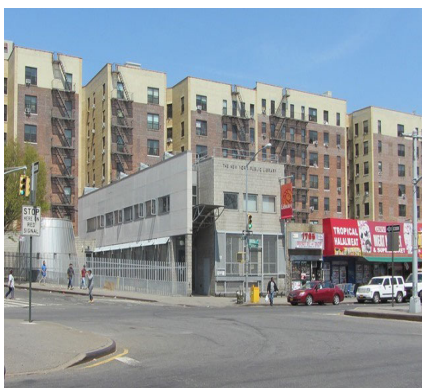
Asset Name : SEDGWICK BRANCH LIBRARY
Address : 1701 MARTIN LUTHER KING JR. BLVD @W. 176 ST.
Borough : BRONX **Agency's Number** : S03
Program / Asset # : NPL0S03.000 / 13365 **Yr Built/Renovated** : 1951 / 2000
Area Sq Ft : 7,360 **Project Type** : NEW YORK PUBLIC LIBRARY
Date of Survey : 21-Apr-2016 **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



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

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

NEW YORK PUBLIC LIBRARY - 035
SEDGWICK BRANCH LIBRARY
Asset # : 13365

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Cement-Fiber Panel	35%	2-4	\$13,200	2032	**			
Cracking/Crumbling, Extent : Light, Area Affected : 10%									
Location : Cracking Evident At Face Of Panels Along Side Wall (Park Side)									
	Concrete Masonry Unit	50%			LIFE	**	5	\$7,900	
	Metal Panel	15%			2047	**	5-10	\$25,900	
Deformed/Dented, Extent : Light, Area Affected : 5%									
Location : Dents From Vandalism Evident									
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	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Second Floor									
Explanation : This Component Is Actually Cement Fiber Board.									
Roof									
	Metal Panel	10%	Now	\$700	2040	**			
Debris Present, Extent : Severe, Area Affected : 2%									
Location : Entrance Canopy Drain Clogged With 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	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%									
Location : First Floor									
Interior Walls									
	Ceramic Tile	5%			2036	**	5	\$500	
	Concrete Masonry Unit	70%			LIFE	**	5	\$2,900	
Efflorescence, Extent : Moderate, Area Affected : 10%									
Location : Stair At West Side									
	Gypsum Board	20%			LIFE	**	5	\$1,300	
	Metal: Cage/Fence	5%			LIFE	**			
Ceilings									
	AcousTileSusp.Lay-In	10%			2040	**	5	\$1,100	
	Exposed Struc: Steel	85%			LIFE	**			
	Gypsum Board	5%			LIFE	**	5	\$700	
Site Enclosure									
Fence/Gates									
	Iron Picket	100%			2062	**			
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.

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

NEW YORK PUBLIC LIBRARY - 035
SEDGWICK BRANCH LIBRARY
Asset # : 13365

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

Site Pavements

Public Sidewalk

Cast in Place Concrete	100%		2040	**
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Activity Yard

Cast in Place Concrete	100%		2040	**
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Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Under 600 Volts

Service Equipment

Fused Disc Sw	100%		2047	**	5
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*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room**Explanation : 1- Electrical Service, Main Service Protector Rated At 600 Amperes.*

Switchgear / Switchboard

Fused Disc Sw	100%		2047	**	5
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Raceway

Conduit	100%		2047	**	1
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Panelboards

Molded Case Bkrs	100%		2043	**	5	\$200
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Wiring

Thermoplastic	100%		2047	**	1
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Motor Controllers

Locally Mounted	100%		2040	**	5	\$100
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Ground

Grounding Devices

Generic	100%		LIFE	**	5	\$100
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*Other Observation, Extent : Light, Area Affected : 100%**Location : Water Meter Room**Explanation : Connected To Main Water Pipe*

Lighting

Interior Lighting

Fluorescent	100%		2032	**	10	\$6,800
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*Other Observation, Extent : Light, Area Affected : 100%**Location : Throughout The Building**Explanation : T-8 Lamps And Compact Fluorescent Lamps*

Egress Lighting

Emergency, Battery	10%		2032	**	10	\$200
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Exit, LED	90%		2055	**	1
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Alarm

Security System

Generic	100%		2032	**	1	\$2,800
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** Replacement cost estimated to be beyond ten years is not included in this report.

NEW YORK PUBLIC LIBRARY - 035
SEDGWICK BRANCH LIBRARY
Asset # : 13365

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Electricity	50%			2047	**	1		
		Other Observation, Extent : Light, Area Affected : 50%							
		Location : Both Floors							
		Explanation : For Electric Baseboard Radiators							
	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	
	Convactor/Radiator	50%			2040	**	1	\$1,200	
Air Conditioning									
	Energy Source								
	Electricity	100%			2043	**	1		
Conversion Equipment									
	Ext Pkg Unit - Heating/Cooling	90%			2032	**	2	\$400	
	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	**			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : 1st To 2nd Floor							
		Explanation : One Unit							

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NEW YORK PUBLIC LIBRARY - 035
SEDGWICK BRANCH LIBRARY
Asset # : 13365

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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Print Date : 12-Sep-2019

NEW YORK PUBLIC LIBRARY - FY 2020

Asset Name : SEWARD PARK BRANCH LIBRARY
Address : 192 EAST BROADWAY @JEFFERSON ST.
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : NPL0014.000 / 4228 **Yr Built/Renovated** : 1909 / 2003
Area Sq Ft : 19,681 **Project Type** : NEW YORK PUBLIC LIBRARY
Date of Survey : 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

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$49,800	\$3,100	\$3,000	
Interior Architecture	\$27,800	\$700	\$2,200	\$2,700
Electrical	\$2,100	\$1,600	\$22,100	\$2,200
Mechanical	\$7,300	\$2,600	\$3,200	\$2,700
Site Enclosure	\$1,100			
Site Pavements	\$6,500			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$98,700	\$12,000	\$34,500	\$11,600
Importance Code A	\$50,800	\$4,100	\$4,000	\$1,000
Importance Code B	\$45,000	\$7,900	\$30,500	\$10,600
Importance Code C	\$2,900			
Total	\$98,700	\$12,000	\$34,500	\$11,600



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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Copper/Terne	8%	2-4	\$31,400	2033	* *			
		Corrosion/Rusting, Extent : Moderate, Area Affected : 20%							
		Location : Penthouse							
	Masonry: Brick	42%	2-4	\$104,300	LIFE	* *	5	\$32,700	
		Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 10%							
		Location : Former Party Wall - West 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/Decay, Extent : Severe, Area Affected : 100%							
		Location : WIndow Rails, Trims And Glaziing Lites							
Parapets									
	Copper/Terne	5%			2048	* *	5	\$800	
	Masonry: Brick	10%	0-2	\$1,000	LIFE	* *	5	\$300	
		Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 5%							
		Location : East Facade							
	Masonry: Limestone	77%	2-4	\$40,100	LIFE	* *	5	\$3,000	
		Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 10%							
		Location : South And West Walls - Upper Roof							
		Staining/Discoloring, Extent : Light, Area Affected : 20%							
		Location : Decorative Cornice							
		Vegetation Growth, Extent : Severe, Area Affected : 15%							
		Location : Shelf Of Decorative Cornice							
	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	* *			
		Blisters, Extent : Moderate, Area Affected : 20%							
		Location : Throughout Main Roof							
		Miss/Damaged Flashings, Extent : Moderate, Area Affected : 15%							
		Location : Main Roof							

Interior

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Floors									
	Cast in Place Concrete	5%			LIFE	**	5	\$3,200	
	Ceramic Tile	5%			2037	**	5	\$1,500	
	Marble Panels	5%	0-2	\$7,100	LIFE	**	5	\$1,100	
Cracking/Crumbling, Extent : Severe, Area Affected : 5%									
Location : Second Floor Stair Treads And Staff Entry Vestibule									
	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	
Cracking/Crumbling, Extent : Light, Area Affected : 10%									
Location : Baement Areas									
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, Extent : Light, Area Affected : 20%									
Location : Perimeter Fencing									
Free Standing Walls									
	Masonry: Brick	100%			2048	**			
Retaining Walls									
	Masonry: Fieldstone	100%			2038	**			
Other Observation, Extent : Light, Area Affected : 100%									
Location : North, West And South Perimeter Walls									
Explanation : This Element Actually Granite Blocks									
Site Pavements									
Public Sidewalk									
	Cast in Place Concrete	100%			2041	**			
On-Site Walkways									
	Cast in Place Concrete	55%	0-2	\$100	2033	**			
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%									
Location : Refuse Storage Area Adjacent To Street									
	Masonry: Granite	45%	0-2	\$200	LIFE	**			
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%									
Location : Stair Landing At Staff Entrance									

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

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

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

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 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

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

Location : Electrical Room

Explanation : Main Service Disconnect Switch Rated At 1600 Amperes.

Switchgear / Switchboard

Fused Disc Sw

100% 2048 * * 5 \$100

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

Location : Electrical Room

Explanation : 3- Vertical Sections

Raceway

Conduit

100% 2048 * * 1

Panelboards

Fused Disc Sw

5% 2044 * * 5

Molded Case Bkrs

95% 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

Interior Lighting

Fluorescent

85% 2033 * * 10 \$15,300

T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%

Location : Throughout The Building

Fluorescent

10% 2033 * * 10 \$1,800

T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%

Location : Basement

Fluorescent

5% 2033 * * 10 \$900

Compact Fluorescent Light, Extent : Light, Area Affected : 100%

Location : Hallways

Egress Lighting

Emergency, Battery

50% 2033 * * 10 \$2,400

Exit, Service

50% 2033 * * 1

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

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

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

Lighting

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 Surveillance Camera

Fire/Smoke Detection

Generic, Digital	100%			2033		* *	1-3	\$12,500	
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Other Observation, Extent : Light, Area Affected : 100%

Location : Throughout The Building

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

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

Heating

Energy Source

Natural Gas	100%			2048		* *	1		
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Conversion Equipment

Furnace	70%			2028		\$32,100	1	\$6,800	
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Other Observation, Extent : Light, Area Affected : 70%

Location : Roof

Explanation : 3 Rooftop Package Units

Hot Water Boiler	30%			2048		* *	1	\$2,900	
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Recent Replace Evident, Extent : Light, Area Affected : 30%

Location : Boiler Room

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

Location : Basement Boiler Room

Explanation : 1 Brand New Unit

Distribution

Hot Wtr Piping/Pump	30%			2036		* *	4	\$300	
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No Component	70%								
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Terminal Devices

Convactor/Radiator	30%			2033		* *	1	\$1,900	
--------------------	-----	--	--	------	--	-----	---	---------	--

No Component	70%								
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Air Conditioning

Energy Source

Electricity	100%			2036		* *	1		
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Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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

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

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
Conversion Equipment									
	Ext Pkg Unit - Heating/Cooling	80%			2028	\$195,300	2	\$1,000	
Other Observation, Extent : Light, Area Affected : 80%									
Location : Roof									
Explanation : 3 Rooftop Package Units. R-22									
	Split Unit	15%			2028	\$62,400			
Other Observation, Extent : Light, Area Affected : 15%									
Location : Roof									
Explanation : 6 Units. R-22									
	Window/Wall Unit	5%			2021	\$2,000	1		
Terminal Devices									
	Fan Coil - 2 Pipe	15%			2028	\$55,700	1	\$1,000	
	No Component	85%							
Heat Rejection									
	Evaporative Condenser	15%			2028	\$9,100	2	\$2,100	
	No Component	85%							
Ventilation									
Distribution									
	Ductwork/Diffusers	100%	0-2	\$3,600	LIFE	**	2-5	\$11,000	
Insul. Deteriorating, Extent : Moderate, Area Affected : 5%									
Location : Roof									
Exhaust Fans									
	Roof	100%			2028	\$32,400	2	\$600	
Plumbing									
H/C Water Piping									
	Brass/Copper	100%			2038	**	1		
Water Heater									
	Gas Fired	100%			2028	\$11,900	2	\$300	
Recent Replace Evident, Extent : Light, Area Affected : 100%									
Location : Boiler Room									
Sanitary Piping									
	Cast Iron	100%			LIFE	**	1		
Storm Drain Piping									
	Cast Iron	100%			LIFE	**	1		
Fixtures									
	Generic	100%							
Vertical Transport									
Elevators									
	Hydraulic	100%			LIFE	**			
Other Observation, Extent : Light, Area Affected : 100%									
Location : Basement To 4th Floor									
Explanation : 1 Unit									
Fire Suppression									
Sprinkler									
	No Component	80%							
	Generic	20%			2038	**	1-2	\$1,100	

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

Mechanical		Current Repair		Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fire Suppression	Fire Pump							
	Generic	100%		2031	* *	1	\$3,700	

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

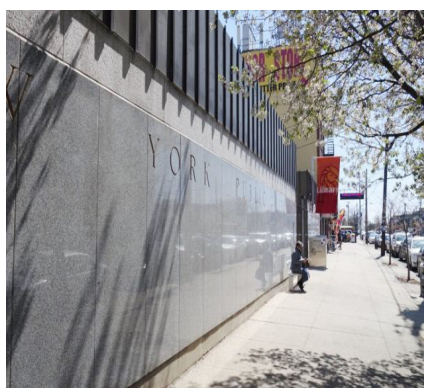
Print Date : 12-Sep-2019

NEW YORK PUBLIC LIBRARY - FY 2020

Asset Name : SOUNDVIEW BRANCH LIBRARY
Address : 660 SOUNDVIEW AVE. @BEACH AVE.
Borough : BRONX **Agency's Number** : S05
Program / Asset # : NPL0S05.000 / 13367 **Yr Built/Renovated** : 1973 / 1999
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



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

NEW YORK PUBLIC LIBRARY - 035
SOUNDVIEW BRANCH LIBRARY
Asset # : 13367

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Concrete Masonry Unit	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%			2053	**	5	\$1,400	
		Recent Replace Evident, Extent : Light, Area Affected : 100%							
		Location : Coping							
	Metal Panel	30%			2047	**	5	\$4,200	
		Recent Repair Evident, Extent : Light, Area Affected : 100%							
		Location : Throughout							
Roof									
	Modified Bitumen	100%			2035	**	10	\$31,000	
		Recent Replace Evident, Extent : Light, Area Affected : 100%							
		Location : Throughout							
Interior									
Floors									
	Ceramic Tile	2%			2036	**	5	\$400	
	Terrazzo	2%			LIFE	**	5	\$300	
	Vinyl Tile	96%	4+	\$30,700	2032	**	3	\$6,400	
		Uneven Substrate, Extent : Light, Area Affected : 50%							
		Location : Throughout							
		Worn/Eroded, Extent : Moderate, Area Affected : 20%							
		Location : Corridors							
Interior Walls									
	Concrete Masonry Unit	97%			LIFE	**	5	\$3,700	
	Glass: Single Pane	1%			LIFE	**	5	\$100	
	Metal Panel	1%			LIFE	**			
	Granite Panels	1%			LIFE	**			
Ceilings									
	AcousTileConcealSpLn	85%	4+	\$12,900	2040	**	5	\$9,400	
		Broken/Missing Elements, Extent : Light, Area Affected : 15%							
		Location : Throughout							
		Misaligned/Bulging, Extent : Moderate, Area Affected : 15%							
		Location : Throughout							
	AcousTileSusp.Lay-In	10%			2044	**	5	\$1,800	
		Recent Replace Evident, Extent : Light, Area Affected : 100%							
		Location : Community Room							
	Gypsum Board	5%			LIFE	**	5	\$1,100	

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

NEW YORK PUBLIC LIBRARY - 035
SOUNDVIEW BRANCH LIBRARY
Asset # : 13367

Electrical		Current Repair		Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
	Molded Case Bkrs	100%		2027	\$1,600	5	\$300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : No Available Nameplate Ratings Of The Main Service Disconnect Switch</i>								
Switchgear / Switchboard								
	Molded Case Bkrs	100%		2027	\$34,200	5	\$300	
Raceway								
	Conduit	100%		2027	\$33,200	1		
Panelboards								
	Molded Case Bkrs	20%		2035	* *	5	\$100	
	Molded Case Bkrs	80%		2026	\$12,700	5	\$300	
Wiring								
	Thermoplastic	95%		2027	\$27,900	1		
	Thermoplastic	5%		2037	* *	1		
Motor Controllers								
	Locally Mounted	50%		2025	\$16,000	5		
	Locally Mounted	50%		2044	* *	5		
Ground								
Grounding Devices								
	Generic	100%		LIFE	* *	5	\$200	
Lighting								
Interior Lighting								
	Fluorescent	90%		2022	\$113,100	10	\$9,800	
<i>T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
	Fluorescent	5%		2027	\$6,300	10	\$500	
<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Offices</i>								
	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	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Reading Areas And Outside</i>								
<i>Explanation : CCTV Surveillance Camera System</i>								
Fire/Smoke Detection								
	Under Construction	100%						

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

Estimates are rounded to the nearest hundred dollars.

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

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

NEW YORK PUBLIC LIBRARY - 035
SOUNDVIEW BRANCH LIBRARY
Asset # : 13367

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2047	**	1		
	Conversion Equipment								
	Hot Water Boiler	20%	Now	\$18,100	2047	**	1	\$1,100	
		Malfunctioning, Extent : Moderate, Area Affected : 100%							
		Location : Basement, Unreliable Boiler Operation							
	Hot Water Boiler	80%			2032	**	1	\$4,700	
	Distribution								
	Hot Wtr Piping/Pump	100%			2035	**	4	\$600	
Air Conditioning									
	Energy Source								
	Electricity	100%			2043	**	1		
	Conversion Equipment								
	Reciprocating Compr/Chiller	100%			2027	\$99,700	1	\$5,500	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement							
		Explanation : Compressor Was Refurbished							
	Terminal Devices								
	Air Handler/Cool/Ht	100%			2027	\$131,800	1	\$7,300	
	Heat Rejection								
	Dry Cooler	100%			2035	**	2	\$8,300	
		Recent Installation, Extent : Light, Area Affected : 100%							
		Location : Roof							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$6,600	
	Exhaust Fans								
	Roof	10%			2035	**	2		
		Recent Installation, Extent : Light, Area Affected : 100%							
		Location : Roof							
	Roof	10%			2027	\$2,000	2		
	No Component	80%							
		Other Observation, Extent : Light, Area Affected : 0%							
		Location : Basement							
		Explanation : Air Handling Unit Serves Library For Ventilation Purposes							
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2037	**	1		
	Water Heater								
	Gas Fired	100%			2025	\$7,200	2	\$200	
	Sanitary Piping								
	Cast Iron	100%			LIFE	**	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1		

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

Estimates are rounded to the nearest hundred dollars.

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

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

NEW YORK PUBLIC LIBRARY - 035
SOUNDVIEW BRANCH LIBRARY
Asset # : 13367

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Sump Pump(s)								
	Non-Submersible	100%			2032	* *	4	\$300	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement							
		Explanation : No Sump Pump Observed							
Fixtures									
	Generic	100%							

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

Print Date : 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



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

NEW YORK PUBLIC LIBRARY - 035
SPUYTEN DUYVIL BRANCH LIBRARY
Asset # : 13368

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	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	55%	Now	\$10,900	LIFE	**	5	\$20,300	
Expansion Jnt Failure, Extent : Moderate, Area Affected : 25%									
Location : Throughout									
Caulking Deteriorated, Extent : Moderate, Area Affected : 25%									
Location : Throughout									
	Pre-Cast Concrete	30%			LIFE	**	5	\$11,100	
Windows									
	Aluminum	100%	2-4	\$55,500	2035	**	5	\$2,100	
Caulking Deteriorated, Extent : Moderate, Area Affected : 10%									
Location : Clerestory Windows At Roof									
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	**			
Blisters, Extent : Moderate, Area Affected : 20%									
Location : Throughout									
Seams Open/Split, Extent : Moderate, Area Affected : 25%									
Location : Throughout									
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	80%			LIFE	**	5	\$2,900	
	Glass: Single Pane	5%			LIFE	**	5	\$300	
	Gypsum Board	5%			LIFE	**	5	\$300	
Ceilings									
	AcousTileConcealSpLn	95%	0-2	\$108,300	2047	**	5	\$7,900	
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%									
Location : Lunch Room									
Worn/Eroded, Extent : Moderate, Area Affected : 25%									
Location : Throughout									
	Exposed Concrete	5%			LIFE	**	5	\$100	
Site Enclosure									
	Fence/Gates								
	Iron Picket	100%			2062	**			
Site Pavements									
	Public Sidewalk								
	Cast in Place Concrete	100%			2040	**			

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

Estimates are rounded to the nearest hundred dollars.

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

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

NEW YORK PUBLIC LIBRARY - 035
SPUYTEN DUYVIL BRANCH LIBRARY
Asset # : 13368

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Molded Case Bkrs	100%			2027	\$1,600	5	\$200	
	Switchgear / Switchboard								
	Molded Case Bkrs	100%			2027	\$34,200	5	\$200	
	Raceway								
	Conduit	100%			2027	\$33,200	1		
	Panelboards								
	Molded Case Bkrs	100%			2026	\$15,800	5	\$200	
	Wiring								
	Braided Cloth	25%	2-4	\$7,300	2052	* *	1		
		Insulation Aged, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
	Thermoplastic	75%			2037	* *	1		
	Motor Controllers								
	Locally Mounted	100%			2032	* *	5	\$100	
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$100	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Crawlspace							
		Explanation : Connected To Main Water Pipe							
Lighting									
	Interior Lighting								
	Fluorescent	95%			2027	\$75,500	10	\$6,500	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : T-12 Lamps							
	Incandescent	5%			2022	\$4,000	2		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : 1st Floor Vestibule							
		Explanation : Incandescent Lighting Observed							
	Egress Lighting								
	Emergency, Service	50%			2027	\$2,000	1		
	Exit, Service	50%			2032	* *	1		
	Exterior Lighting								
	HID	100%			2027	\$30,000	10		
Alarm									
	Security System								
	Generic	100%			2027	\$24,000	1	\$2,800	
	Fire/Smoke Detection								
	Generic, Analog	100%			2027	\$82,200	1-3	\$4,800	

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

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

NEW YORK PUBLIC LIBRARY - 035
SPUYTEN DUYVIL BRANCH LIBRARY
Asset # : 13368

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
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%			2022	\$52,200	1	\$2,300	
	Convactor/Radiator	50%			2040	**	1	\$1,200	
Air Conditioning									
	Energy Source								
	Electricity	100%			2043	**	1		
	Conversion Equipment								
	Reciprocating Compr/Chiller	100%			2022	\$63,100	1	\$3,500	
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2	\$9,800	
	Terminal Devices								
	Air Handler/Dir Expansion	100%			2022	\$83,100	1		
	Heat Rejection								
	Air Cooled Condenser Unit	100%			2022	\$15,000	2	\$5,200	
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$4,200	
	Exhaust Fans								
	Roof	80%			2032	**	2	\$200	
	Roof	20%	Now	\$2,500	2037	**	2		
	Broken, Extent : Severe, Area Affected : 100%								
	Location : Rooftop								
Plumbing									
	H/C Water Piping								
	Galvanized Steel	100%			2040	**	1		
	Water Heater								
	Gas Fired	100%			2025	\$4,500	2	\$100	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Basement								
	Explanation : 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	

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

**NEW YORK PUBLIC LIBRARY - 035
SPUYTEN DUYVIL BRANCH LIBRARY**

Asset # : 13368

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Sewage Ejector(s)								
	Compressed Air	100%	Now	\$100	2027	\$1,400	4	\$100	
Malfunctioning, Extent : Moderate, Area Affected : 10%									
Location : Basement									
Fixtures									
	Generic	100%							

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

Print Date : 12-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
Program / Asset # : NPL0S01.000 / 13363 **Yr Built/Renovated** : 1906 / 2009
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



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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick	45%	Now	\$162,300	LIFE	**	5	\$23,400	
		Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%							
		Location : West (Rear) Facade							
		Worn/Eroded, Extent : Moderate, Area Affected : 25%							
		Location : West (Rear) Facade							
	Masonry: Limestone	50%			LIFE	**	5	\$19,500	
	Metal Panel	5%			2054	**	5-10	\$17,900	
Windows									
	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%	Now	\$7,200	LIFE	**	5	\$14,400	
		Water Penetration, Extent : Severe, Area Affected : 5%							
		Location : Upper North East Corner Of Sloped Plane							
Interior									
Floors									
	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%			2033	**	3	\$2,300	
	Wood	60%	Now	\$142,400	2043	**	5	\$17,600	
		Deteriorated Finish, Extent : Moderate, Area Affected : 50%							
		Location : Throughout							
Interior Walls									
	Ceramic Tile	5%			2041	**	5	\$2,300	
	Glass: Single Pane	5%			LIFE	**	5	\$1,700	
	Gypsum Board	25%			LIFE	**	5	\$6,900	
	Plaster	60%			LIFE	**	5	\$8,300	
	Wood	5%			LIFE	**	5	\$9,200	
Ceilings									
	Gypsum Board	25%			LIFE	**	5	\$9,800	
	Plaster	50%			LIFE	**	5	\$9,800	
	Plaster	25%			LIFE	**	5	\$4,900	
Site Enclosure									

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

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

Site Enclosure

Fence/Gates

Chain Link

50% Now \$5,400 2058 * *

*Broken/Missing Elements, Extent : Moderate, Area Affected : 50%**Location : Rear Yard - Fence Posts Misaligned, Curbing Is Cracked / Crumbling*

Iron Picket

50% 2063 * *

Site Pavements

On-Site Walkways

Cast in Place Concrete

50% 2041 * *

Masonry: Granite

50% 0-2 \$2,200 LIFE * *

*Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%**Location : Entry Landing, Ramp And Stairs*

Activity Yard

Cast in Place Concrete

100% 2026

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

*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room**Explanation : Main Service Disconnect Switch Rated At 1600 Amperes*

Switchgear / Switchboard

Fused Disc Sw

100% 2048 * * 5 \$100

*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room**Explanation : 2- Vertical Sections*

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

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

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting									
	Interior Lighting								
	Fluorescent	15%			2033	* *	10	\$2,900	
		T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Offices, Basement							
	Fluorescent	85%			2033	* *	10	\$16,300	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Reading Areas							
		Explanation : Compact Fluorescent Light Fixtures							
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, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : CCTV Surveillance Cameras							
	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 Stations, Alarm Bells, Smoke Detectors And Horns							
Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2048	* *	1		
	Conversion Equipment								
	Furnace	40%			2028	\$21,200	1	\$4,100	
		Other Observation, Extent : Light, Area Affected : 40%							
		Location : Roof							
		Explanation : 2 Rooftop Package Units							
	Hot Water Boiler	60%			2041	* *	1	\$6,200	
		Other Observation, Extent : Light, Area Affected : 60%							
		Location : Basement, Boiler Room							
		Explanation : 3 Units							
Distribution									
	Hot Wtr Piping/Pump	60%			2044	* *	4	\$600	
	No Component	40%							

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

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Terminal Devices								
	Air Handler	30%			2033	**	1	\$3,900	
	Convactor/Radiator	30%			2041	**	1	\$2,000	
	No Component	40%							
Air Conditioning									
	Energy Source								
	Electricity	100%			2044	**	1		
	Conversion Equipment								
	Interior Pkg Unit - Cooling	60%			2029	\$505,100	2	\$800	
			R-22 Refrigerant, Extent : Light, Area Affected : 60% Location : 4th Floor Penthouse						
	Exterior Pkg Unit - Cooling	40%			2028	\$72,900	2	\$500	
			R-22 Refrigerant, Extent : Light, Area Affected : 40% Location : 2 Rooftop Package 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								
	Cast Iron	100%			LIFE	**	1		
	Sump Pump(s)								
	Non-Submersible	100%			2028	\$3,400	4	\$400	
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE	**			
			Other Observation, Extent : Light, Area Affected : 100% Location : Basement To 4th Floor Explanation : 1 Unit						
Fire Suppression									
	Sprinkler								
	No Component	75%							
	Generic	25%			2048	**	1-2	\$1,500	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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Maintenance \$ are aggregated over a 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
Program / Asset # : NPL0S02.000 / 13364 **Yr Built/Renovated** : 1907 / 1986
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



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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Copper/Terne	5%			2048	**	10	\$3,900	
	Masonry: Brick	55%			LIFE	**	5	\$18,300	
	Masonry: Granite	5%			LIFE	**	5	\$1,200	
	Masonry: Limestone	35%	0-2	\$67,300	LIFE	**	5	\$8,700	
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%									
Location : At Wall Penetrations									
Windows									
	Aluminum	45%	2-4	\$16,800	2036	**	5	\$1,900	
Broken/Missing Elements, Extent : Severe, Area Affected : 15%									
Location : Windows East Facade									
Other Observation, Extent : Moderate, Area Affected : 25%									
Location : Throughout									
Explanation : Metal Storm Windows Installed Proud Of Existing Wood Windows									
	Metal Louvers	5%			2031	**	10	\$2,600	
	Wood	25%	2-4	\$25,200	2036	**	5	\$10,600	
Deteriorated Finish, Extent : Moderate, Area Affected : 25%									
Location : 1st Floor Windows - Original Building									
Glazing Clouded, Extent : Moderate, Area Affected : 25%									
Location : 1st Floor Windows									
Split/Cracked, Extent : Moderate, Area Affected : 25%									
Location : 1st Floor Windows - Original Building									
	Wood	25%	0-2	\$3,100	2036	**	5	\$10,600	
Dry Rot/Decay, Extent : Moderate, Area Affected : 25%									
Location : Windows - 1950s Addition									
Parapets									
	Copper/Terne	85%	Now	\$65,000	2078	**	5	\$1,200	
Broken/Missing Elements, Extent : Severe, Area Affected : 20%									
Location : Metal Cornice									
Cracking/Crumbling, Extent : Severe, Area Affected : 30%									
Location : Metal Cornice									
Deteriorated Finish, Extent : Moderate, Area Affected : 50%									
Location : Metal Cornice									
	Masonry: Limestone	15%	2-4	\$900	LIFE	**	5	\$100	
Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 10%									
Location : Flat Roof - 1980s Addition									

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Roof								
Built-Up (BUR)	20%	Now	\$89,800	2038	**			1
	Drains Inad/Misposn, Extent : Severe, Area Affected : 15%							
	Location : 1980s Addition - Flat Roof Above Reference Room And Computer Area							
	Water Penetration, Extent : Severe, Area Affected : 20%							
	Location : 1980s Addition - Flat Roof Above Reference Room And Computer Area							
Copper/Terne	7%	0-2	\$9,300	2043	**			
	Broken/Missing Elements, Extent : Moderate, Area Affected : 40%							
	Location : Dormer Vents							
Skylight, Metal/Glass Slate	3%			2048	**	10	\$3,100	
	70%	Now	\$490,400	LIFE	**			1
	Broken/Missing Elements, Extent : Severe, Area Affected : 25%							
	Location : Throughout Pitched Roof And Downspouts							
	Gut/DS Non Func/Miss, Extent : Severe, Area Affected : 20%							
	Location : Internal Gutters - 1960s Addition							
	Loose Units, Extent : Severe, Area Affected : 15%							
	Location : Throughout Pitched Roof							
Interior								
Floors								
Carpet	75%	4+	\$75,900	2027	\$379,400	3	\$42,100	
	Worn/Eroded, Extent : Moderate, Area Affected : 30%							
	Location : Basement Level							
Cast in Place Concrete	5%			LIFE	**	5	\$4,100	
Ceramic Tile	5%	2-4	\$1,900	2031	**	5	\$900	
	Cracking/Crumbling, Extent : Light, Area Affected : 10%							
	Location : Public And 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	
	Water Penetration, Extent : Moderate, Area Affected : 15%							
	Location : Reference Room And Storage Room - Basement							
Plaster	48%	Now	\$35,700	LIFE	**	5	\$6,300	
	Water Penetration, Extent : Severe, Area Affected : 15%							
	Location : Auditorium, Shipping/ Receiving Area, 1st Floor Reading Room							

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

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

Interior**Ceilings**

AcousTileSusp.Lay-In 15% 2-4 \$2,500 2041 * * 5 \$3,000

Water Penetration, Extent : Moderate, Area Affected : 5%
Location : Storage Room

Exposed Struc: Wood 35% 4+ \$23,100 LIFE * *

Water Penetration, Extent : Light, Area Affected : 10%
Location : East And West Walls

Gypsum Board 50% Now \$42,500 LIFE * * 5 \$24,800

Water Penetration, Extent : Severe, Area Affected : 15%
Location : Basement Level - Staff Room, Reference Room, Receiving Area

Site Enclosure**Fence/Gates**

Chain Link 10% 2038 * *

Iron Picket 90% 0-2 \$300 2063 * *

Corrosion/Rusting, Extent : Moderate, Area Affected : 15%
Location : Railings

Retaining Walls

Cast in Place Concrete 100% Now \$400 2048 * *

Cracking/Crumbling, Extent : Light, Area Affected : 10%
Location : Control Joints And Top Of Wall

Site Pavements**Public Sidewalk**

Cast in Place Concrete 100% 2041 * *

On-Site Walkways

Cast in Place Concrete 100% Now \$6,400 2033 * *

Spalling, Extent : Moderate, Area Affected : 25%
Location : Entrance Ramp - Full Replacement Required

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

Under 600 Volts**Switchgear / Switchboard**

Molded Case Bkrs 100% 2038 * * 5 \$700

Other Observation, Extent : Moderate, Area Affected : 100%
Location : Electrical Room

Explanation : Main Service Switch Rated At 800 Amperes In The Switchboard

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

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ground									
	Grounding Devices								
	Not Accessible	100%							
Lighting									
	Interior Lighting								
	Fluorescent	5%			2028	\$13,300	10	\$1,100	
				Other Observation, Extent : Moderate, Area Affected : 100%					
				Location : Hallways And Attic					
				Explanation : Compact Fluorescent Light Fixtures					
	Fluorescent	85%			2036	* *	10	\$19,500	
				T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%					
				Location : Throughout The Building					
	Fluorescent	5%			2023	\$13,300	10	\$1,100	
				T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%					
				Location : Basement					
	Fluorescent	5%			2036	* *	10	\$1,100	
				T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%					
				Location : Children Reading Room					
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 And Outside The Building					
				Explanation : CCTV Surveillance Cameras And Intrusion Alarm System					
Fire/Smoke Detection									
	Generic, Digital	100%			2028	\$274,200	1-3	\$15,400	
				Other Observation, Extent : Moderate, Area Affected : 100%					
				Location : Throughout The Building					
				Explanation : Strobe Lights, Alarm Bells, Manual Pull Station, Smoke Detectors And Horns					

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2038	* *	1		

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

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Conversion Equipment								
	Hot Water Boiler	100%			2048	**	1	\$12,400	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Cellar							
		Explanation : 1 Brand New Unit							
	Distribution								
	Hot Wtr Piping/Pump	100%	Now	\$800	2036	**	4	\$1,200	
		Leak Evident, Extent : Moderate, Area Affected : 2%							
		Location : Basement Staff Storage Room							
	Terminal Devices								
	Air Handler	35%			2028	\$122,100	1	\$5,400	
	Convactor/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	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout First And Second Floors							
		Explanation : Dual Temperature Fan Coil Units Observed. The Piping In Children Room Has Been Disconnected.							
Air Conditioning									
	Energy Source								
	Electricity	100%			2036	**	1		
	Conversion Equipment								
	Reciprocating Compr/Chiller	90%			2028	\$189,400	1	\$10,500	
		R-22 Refrigerant, Extent : Light, Area Affected : 90%							
		Location : Court Yard							
	Window/Wall Unit	10%			2021	\$5,200	1		
	Distribution								
	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	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout First And Second Floors							
		Explanation : Dual Temperature Fan Coil Unit Observed							
	Heat Rejection								
	Dry Cooler	100%			2028	\$134,900	2	\$17,400	
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$14,000	
	Exhaust Fans								
	Interior	100%			2023	\$88,200	2	\$800	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2038	**	1		

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

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

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
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, Extent : Severe, Area Affected : 5%							
		Location : Various Locations Inside The Walls.							
	No Component	60%							
		Other Observation, Extent : Light, Area Affected : 0%							
		Location :							
		Explanation : Exterior Gutters And Leaders Damaged And Broken 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, Extent : Light, Area Affected : 40%							
		Location : 1st To 2nd Floor							
		Explanation : 1 Unit							

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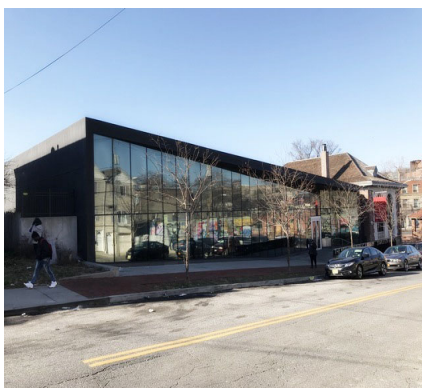
Print Date : 12-Sep-2019

NEW YORK PUBLIC LIBRARY - FY 2020

Asset Name : STAPLETON BRANCH LIBRARY
Address : 132 CANAL ST. @WRIGHT ST.
Borough : STATEN ISLAND **Agency's Number** : S07
Program / Asset # : NPL0S07.000 / 13369 **Yr Built/Renovated** : 1907 / 2013
Area Sq Ft : 12,459 **Project Type** : NEW YORK PUBLIC LIBRARY
Date of Survey : 21-Dec-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1
Block : 526 **Lot** : 63 **BIN** : 5013792

CAPITAL	FY 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



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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick	25%	Now	\$40,200	LIFE	**	5	\$6,300	
Water Penetration, Extent : Moderate, Area Affected : 10%									
Location : Electrical And Storage Room In Basement									
	Masonry: Limestone	5%			LIFE	**	5	\$900	
	Metal Panel	40%			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	**			
Water Penetration, Extent : Moderate, Area Affected : 20%									
Location : Copper Roof Over 1910 Building Portico									
	Modified Bitumen	60%			2039	**	10	\$17,600	
	Skylight, Plastic	5%			2049	**	1		
	Wood Shingles	30%			2042	**	10	\$2,900	
Recent Replace Evident, Extent : Light, Area Affected : 100%									
Location : 1910 Building Roof									
Soffits									
	Metal Panel	100%			2049	**	5-10		
Interior									
Floors									
	Carpet	10%			2031	**	3	\$2,800	
	Cast in Place Concrete	10%			LIFE	**	5	\$4,100	
Water Penetration, Extent : Moderate, Area Affected : 5%									
Location : Basement									
	Cast in Place Concrete	50%	Now	\$5,100	LIFE	**	5	\$20,400	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%									
Location : Near Main Entrance									
	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	
Water Penetration, Extent : Moderate, Area Affected : 10%									
Location : Area Below Metal Roof At Portico In 1910 Building									
Site Enclosure									

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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site 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/Subsiding, Extent : Moderate, Area Affected : 20%								
	Location : At Building Corner Sidewalk Creates A Tripping Hazard								
	On-Site Walkways								
	Cast in Place Concrete	50%			2046	**			
	Pavers/Stone	50%			2038	**			
	Activity Yard								
	Pavers/Stone	100%			2038	**			
Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2049	**	5	\$100	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Electrical Room								
	Explanation : 1- 800 Amperes 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	\$300	
	Wiring								
	Thermoplastic	100%			2049	**	1		
	Motor Controllers								
	Locally Mounted	100%			2042	**	5	\$100	
Ground									
	Grounding Devices								
	Generic	100%			LIFE	**	5	\$200	
Lighting									

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

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting									
	Interior Lighting								
	Fluorescent	97%			2034	**	10	\$11,100	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout							
	Fluorescent	3%			2034	**	10	\$300	
		Compact Fluorescent Light, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
Egress Lighting									
	Exit, LED	30%			2057	**	1		
	Exit, Service	10%			2034	**	1		
	Exit, Battery	60%			2034	**	10	\$500	
Exterior Lighting									
	HID	40%			2034	**	10		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Outside Perimeter							
		Explanation : Controlled Via Photocell							
	HID	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							
	No Component	50%							
Alarm									
	Security System								
	No Component	70%							
	Generic	30%			2034	**	1	\$1,400	
Fire/Smoke Detection									
	No Component	70%							
	Generic, Digital	30%			2034	**	1-3	\$2,300	

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2049	**	1		
	Conversion Equipment								
	Hot Water Boiler	100%			2042	**	1	\$6,200	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Boiler Room							
		Explanation : 1 Gas Fired Hot Water Boiler							
	Distribution								
	Hot Wtr Piping/Pump	100%			2045	**	4	\$900	

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Terminal Devices								
	Air Handler	50%			2034	**	1	\$3,900	
	Convactor/Radiator	50%			2042	**	1	\$2,000	
	Other Observation, Extent : Light, Area Affected : 70%								
	Location : Throughout Main Library								
	Explanation : Under Floor Radiant Heating Panels								
Air Conditioning									
	Energy Source								
	Electricity	100%			2045	**	1		
	Conversion Equipment								
	Reciprocating	95%			2034	**	1	\$5,500	
	Compr/Chiller								
	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								
	Electric	100%			2027	\$10,900	4	\$100	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Janitor Closet And Basement								
	Explanation : 2 Point Of Use Electric Hot Water Heaters								
	Sanitary Piping								
	Cast Iron	100%			LIFE	**	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1		
	Sump Pump(s)								
	Submersible	100%			2023	\$400	4	\$300	
	Backflow Preventer								
	Generic	100%			2034	**	1	\$800	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : 1st Floor								
	Explanation : 1st Floor Closet								
	Fixtures								
	Generic	100%							
Fire Suppression									

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

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

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

Print Date : 12-Sep-2019

NEW YORK PUBLIC LIBRARY - FY 2020

Asset Name : THROG'S NECK BRANCH LIBRARY
Address : 3025 CROSS BRONX EXPRESSWAY NEAR DEWEY AVE.
Borough : BRONX **Agency's Number** : T01
Program / Asset # : NPL0T01.000 / 13370 **Yr Built/Renovated** : 1974 / 2007
Area Sq Ft : 8,280 **Project Type** : NEW YORK PUBLIC LIBRARY
Date of Survey : 10-May-2016 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1
Block : 5439 **Lot** : 1 **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

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



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NEW YORK PUBLIC LIBRARY - 035
THROG'S NECK BRANCH LIBRARY
Asset # : 13370

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Concrete Masonry Unit	100%	2-4	\$19,500	LIFE	**	5	\$11,400	
Cracking/Crumbling, Extent : Moderate, Area Affected : 50%									
Location : At Base Of Entire Perimeter Parge Coat Of Cement Finish Failing									
Other Observation, Extent : Light, Area Affected : 100%									
Location : Exterior Facade, Rear Courtyard									
Explanation : Split Face Exposed Aggregate Concrete Block									
Windows									
	Aluminum	100%			2043	**	5	\$2,600	
Parapets									
	Concrete Masonry Unit	25%	2-4	\$1,900	LIFE	**	5	\$400	
Caulking Deteriorated, Extent : Moderate, Area Affected : 100%									
Location : Throughout Precast Copings									
	Masonry: Brick	75%			LIFE	**	5	\$1,000	
Roof									
	Modified Bitumen	100%			2027	\$263,500	10	\$18,400	
Interior									
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									
	Ceramic Tile	2%			2036	**	5	\$100	
	Concrete Masonry Unit	92%			LIFE	**	5	\$1,200	
	Folding Partition	6%	Now	\$16,900	2052	**	5	\$300	
Broken/Missing Elements, Extent : Severe, Area Affected : 100%									
Location : Folding Partion Non-Functional									
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	**			
Broken/Missing Elements, Extent : Severe, Area Affected : 80%									
Location : Precast Concrete Copings At Top Of Freestanding Wall									
Jnt Mortar Miss/Erod, Extent : Severe, Area Affected : 80%									
Location : Freestanding Wall Enclosure At Back									
Site Pavements									
Public Sidewalk									
	Cast in Place Concrete	100%			2032	**			
On-Site Walkways									
	Cast in Place Concrete	100%			2032	**			

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

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NEW YORK PUBLIC LIBRARY - 035
THROG'S NECK BRANCH LIBRARY
Asset # : 13370

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Molded Case Bkrs	100%			2027	\$1,600	5	\$200	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Electrical Room									
Explanation : Main Disconnect Service Switch Rated At 400 Amperes									
	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 Affected : 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	% 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	\$4,100	
	Distribution								
	Hot Wtr Piping/Pump	100%			2043	* *	4	\$400	

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NEW YORK PUBLIC LIBRARY - 035
THROG'S NECK BRANCH LIBRARY
Asset # : 13370

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Terminal Devices								
	Air Handler	50%			2027	\$57,700	1	\$2,600	
	Convactor/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								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$4,600	
	Exhaust Fans								
	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, Area Affected : 100%								
	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, Area Affected : 5%								
	Location : Mechanical Room								
	Explanation : Boiler								
Fixtures									
	Generic	100%							

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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
Program / Asset # : NPL0T02.000 / 13371 **Yr Built/Renovated** : 1904 / 2001
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



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NEW YORK PUBLIC LIBRARY - 035
TOMPKINS SQUARE BRANCH LIBRARY
Asset # : 13371

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick	40%	Now	\$43,700	LIFE	**	5	\$6,300	
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%									
Location : East, North And West Facades									
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%									
Location : East, North And West Facades									
	Masonry: Granite	5%			LIFE	**	5	\$600	
	Masonry: Limestone	40%	Now	\$87,800	LIFE	**	5	\$4,700	
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%									
Location : Street Facade At Window Openings									
Vertical Cracks, Extent : Moderate, Area Affected : 10%									
Location : Street Facade									
	Slate Panels	3%			LIFE	**	5	\$400	
	Stucco Cement	12%	Now	\$12,600	2033	**	5	\$2,400	
Cracking/Crumbling, Extent : Severe, Area Affected : 10%									
Location : North (Rear) Facade									
Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 20%									
Location : North (Rear) Facade									
Other Observation, Extent : Moderate, Area Affected : 10%									
Location : North (Rear) Facade									
Explanation : Vegetation Growth									
Windows									
	Aluminum	100%	Now	\$254,400	2053	**	5	\$2,600	
Air Infiltration, Extent : Moderate, Area Affected : 50%									
Location : Windows Throughout									
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 50%									
Location : Windows Throughout									
Unit Inoperable, Extent : Severe, Area Affected : 10%									
Location : Various Locations - First Floor									
Parapets									
	Cast Stone/Terra Cotta	5%			LIFE	**	5	\$1,200	
	Masonry: Brick	65%	Now	\$27,400	LIFE	**	5	\$2,100	
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%									
Location : East, North And West Parapet Walls									
Spalling, Extent : Severe, Area Affected : 15%									
Location : East, North And West Parapet Walls									
	Masonry: Limestone	25%			LIFE	**	5	\$1,000	
	Slate	5%			LIFE	**	5	\$200	

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NEW YORK PUBLIC LIBRARY - 035
TOMPKINS SQUARE BRANCH LIBRARY
Asset # : 13371

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Roof									
	Modified Bitumen	85%	0-2	\$17,000	2028	\$170,200			
		Alligatoring, Extent : Moderate, Area Affected : 20%							
		Location : Seams Of Main Roof							
		Blisters, Extent : Light, Area Affected : 25%							
		Location : Main Roof							
		Vegetation Growth, Extent : Moderate, Area Affected : 15%							
		Location : Main Roof							
	Modified Bitumen	15%	Now	\$30,000	2038	**			
		Worn/Eroded, Extent : Moderate, Area Affected : 50%							
		Location : 2nd Floor Roof - South East Corner, 3rd Floor Roof - East Side							
Interior									
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	
		Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 15%							
		Location : Basement Corridors, Mecanical Areas And Public Spaces							
		Uneven Substrate, Extent : Moderate, Area Affected : 25%							
		Location : Basement Corridors, Mecanical Areas And Public Spaces							
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	2041	**	5	\$3,700	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 15%							
		Location : Basement							
		Staining/Discoloring, Extent : Moderate, Area Affected : 20%							
		Location : Basement							
	Gypsum Board	10%			LIFE	**	5	\$3,000	
	Plaster	10%	4+	\$800	LIFE	**	5	\$1,500	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 5%							
		Location : First And Second Floor Ceilings							
		Paint Peeling, Extent : Light, Area Affected : 15%							
		Location : First And Second Floor Ceilings							
Site Enclosure									
Fence/Gates									
	Iron Picket	100%			2048	**			
Free Standing Walls									
	Masonry: Brick	100%	0-2	\$19,900	2038	**			
		Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%							
		Location : Rear Yard - Perimeter Walls							

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NEW YORK PUBLIC LIBRARY - 035
TOMPKINS SQUARE BRANCH LIBRARY
Asset # : 13371

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

Site Enclosure

Retaining Walls

Masonry: Brick

100% 0-2 \$3,900 2038 * *

*Misaligned/Bulging, Extent : Moderate, Area Affected : 20%**Location : Areaway To Basement From Street*

Site Pavements

Public Sidewalk

Cast in Place Concrete

100% Now \$1,300 2041 * *

*Cracking/Crumbling, Extent : Moderate, Area Affected : 15%**Location : Sidewalk Adjacent To East 10th Street*

On-Site Walkways

Cast in Place Concrete

100% 2033 * *

Activity Yard

Cast in Place Concrete

100% 4+ \$2,200 2033 * *

*Other Observation, Extent : Moderate, Area Affected : 25%**Location : Rear Yard**Explanation : Worn / Eroded*

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

*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room**Explanation : 2- Main Service Disconnect Switches Rated At 400 Amperes Each.*

Switchgear / Switchboard

Fused Disc Sw

100% 2048 * * 5 \$100

*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room**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

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NEW YORK PUBLIC LIBRARY - 035
TOMPKINS SQUARE BRANCH LIBRARY
Asset # : 13371

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting									
Interior Lighting	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 : Light, Area Affected : 100%							
		Location : Basement							
Egress Lighting									
Emergency, Battery	Exit, Service	50%			2033	* *	10	\$1,800	
		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, Area Affected : 100%							
		Location : Reading Areas, Hallways And Outside							
		Explanation : CCTV Surveillance 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, Manual Pull Stations, Alarm Bells, Smoke Detectors And Horns							

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

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NEW YORK PUBLIC LIBRARY - 035
TOMPKINS SQUARE BRANCH LIBRARY
Asset # : 13371

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
Distribution									
	Hot Wtr Piping/Pump	100%	Now	\$1,200	2027	\$24,700	4	\$700	
Corroded, Extent : Severe, Area Affected : 10%									
Location : Circulation Pumps And Valves, Basement Boiler Room									
Other Observation, Extent : Severe, Area Affected : 5%									
Location : Boiler Room									
Explanation : Defective Temperature Control Panel									
Terminal Devices									
	Air Handler	30%			2028	\$66,800	1	\$2,700	
	Convactor/Radiator	70%			2026	\$59,400	1	\$3,300	
Air Conditioning									
Energy Source									
	Electricity	100%			2036	* *	1		
Conversion Equipment									
	Reciprocating Compr/Chiller	80%			2023	\$107,600	1	\$5,500	
R-22 Refrigerant, Extent : Light, Area Affected : 80%									
Location : Basement									
Repairs In Progress, Extent : Light, Area Affected : 80%									
Location : Basement									
	Exterior Pkg Unit - Cooling	10%			2028	\$12,800	2	\$100	
R-22 Refrigerant, Extent : Light, Area Affected : 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									
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$8,200	
Exhaust Fans									
	Interior	70%	Now	\$2,000	2033	* *	2	\$300	
Other Observation, Extent : Severe, Area Affected : 5%									
Location : Basement									
Explanation : There Is No Vent For Gas Room									
	Roof	30%			2028	\$7,900	2	\$100	
Plumbing									
H/C Water Piping									
	Brass/Copper	100%			2038	* *	1		
Water Heater									
	Gas Fired	100%			2026	\$9,700	2	\$200	
Sanitary Piping									
	Cast Iron	100%			LIFE	* *	1		

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NEW YORK PUBLIC LIBRARY - 035
TOMPKINS SQUARE BRANCH LIBRARY
Asset # : 13371

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
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 : Light, Area Affected : 100%							
		Location : Basement To 3rd Floor							
		Explanation : 1 Unit							
Fire Suppression									
	Sprinkler								
	Generic	100%			2054	* *	1-2	\$4,100	

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

Print Date : 12-Sep-2019

NEW YORK PUBLIC LIBRARY - FY 2020

Asset Name : TOTTEVILLE BRANCH LIBRARY
Address : 7430 AMBOY RD. @YETMAN AVE.
Borough : STATEN ISLAND **Agency's Number** : T03
Program / Asset # : NPL0T03.000 / 13372 **Yr Built/Renovated** : 1904 / 1993
Area Sq Ft : 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		\$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



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

NEW YORK PUBLIC LIBRARY - 035
TOTTENVILLE BRANCH LIBRARY
Asset # : 13372

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick	48%	4+	\$9,100	LIFE	**	5	\$8,600	
		Broken/Missing Elements, Extent : Light, Area Affected : 2%							
		Location : Corner At Rear Yard							
	Stucco Cement	42%			2040	**	5	\$18,900	
	Wood	10%	Now	\$27,600	2032	**	5	\$4,500	
		Deteriorated Finish, Extent : Moderate, Area Affected : 25%							
		Location : At Eaves							
		Dry Rot/Decay, Extent : Moderate, Area Affected : 20%							
		Location : At Eaves							
		Split/Cracked, Extent : Moderate, Area Affected : 25%							
		Location : At Eaves							
Windows									
	Steel	2%			2035	**	5	\$900	
		Thermally Inefficient, Extent : Moderate, Area Affected : 50%							
		Location : Community Room Exit							
	Wood	98%	Now	\$29,500	2035	**	5	\$17,100	
		Deteriorated Finish, Extent : Moderate, Area Affected : 50%							
		Location : Throughout							
		Split/Cracked, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
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									
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	5%			LIFE	**	5	\$100	
	Gypsum Board	75%			LIFE	**	5	\$2,500	
	Masonry: Brick	5%	Now	\$1,300	LIFE	**			
		Spalling, Extent : Moderate, Area Affected : 15%							
		Location : Mechanical Room In Basement							
		Water Penetration, Extent : Moderate, Area Affected : 10%							
		Location : Mechanical Room In Basement							
	Plaster	10%			LIFE	**	5	\$200	
	Wood	5%			LIFE	**	5	\$1,100	

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

NEW YORK PUBLIC LIBRARY - 035
TOTTENVILLE BRANCH LIBRARY
Asset # : 13372

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	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 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%			2037		**	5		
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Other Observation, Extent : Light, Area Affected : 100%

Location : Electrical Room

Explanation : One 400 Amperes Main Disconnect Switch

Switchgear / Switchboard

Fused Disc Sw	100%			2027		\$37,200	5		
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Raceway

Conduit	50%			2027		\$18,000	1		
Conduit	50%			2047		**	1		

Panelboards

Molded Case Bkrs	10%			2043		**	5		
Molded Case Bkrs	90%			2026		\$15,500	5	\$100	

Wiring

Thermoplastic	90%			2047		**	1		
Thermoplastic	10%			2037		**	1		

Motor Controllers

Locally Mounted	100%			2032		**	5		
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Ground

Grounding Devices

Not Accessible	100%								
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Lighting

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

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NEW YORK PUBLIC LIBRARY - 035
TOTTENVILLE BRANCH LIBRARY
Asset # : 13372

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting									
	Interior Lighting								
	Fluorescent	40%			2022	\$21,600	10	\$1,700	
		Compact Fluorescent Light, Extent : Light, Area Affected : 100%							
		Location : First Floor							
	Fluorescent	20%			2027	\$10,800	10	\$900	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout							
		Explanation : Using T8 And T12 Lamps							
	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 Life, Extent : Moderate, Area Affected : 100%							
		Location : Building Exterior							
	No Component	40%							
Alarm									
	Security System								
	Generic	100%			2027	\$16,300	1	\$1,800	

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

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NEW YORK PUBLIC LIBRARY - 035
TOTTENVILLE BRANCH LIBRARY
Asset # : 13372

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Distribution								
	CW & CHW Wtr Pipe/Pump	100%			2037	**	4	\$300	
	Terminal Devices								
	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								
	Brass/Copper	50%			2047	**	1		
	Galvanized Steel	50%			2032	**	1		
	Water Heater								
	Gas Fired	100%			2025	\$3,100	2	\$100	
	Sanitary Piping								
	Cast Iron	100%			LIFE	**	1		
	Storm Drain Piping								
	Cast Iron	100%	Now	\$2,100	LIFE	**	1		
		Other Observation, Extent : Moderate, Area Affected : 10%							
		Location : Basement							
		Explanation : Strong Sewage Odor In Basement							
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE	**			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : 1st Floor							
		Explanation : Chair Lift							

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** 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
Program / Asset # : NPL0T04.000 / 13373 **Yr Built/Renovated** : 1905 / 2006
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



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

NEW YORK PUBLIC LIBRARY - 035
TREMONT BRANCH LIBRARY
Asset # : 13373

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick	40%			LIFE	* *	5	\$11,700	
		Recent Repair Evident, Extent : Light, Area Affected : 25%							
		Location : South And West Facades							
	Masonry: Brick	25%	Now	\$46,800	LIFE	* *	5	\$7,300	
		Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 30%							
		Location : North Facade, East Façade							
		Spalling, Extent : Moderate, Area Affected : 25%							
		Location : North Facade, East Façade							
		Worn/Eroded, Extent : Moderate, Area Affected : 20%							
		Location : North Facade, East Façade							
	Masonry: Granite	10%			LIFE	* *	5	\$2,200	
	Masonry: Limestone	10%			LIFE	* *	5	\$2,200	
	Metal, Corrugated	5%			2037	* *	1		
	Stucco Cement	10%	Now	\$9,000	2040	* *	5	\$3,700	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 20%							
		Location : East Facade							
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : East Facade							
		Explanation : Cement Parge Coat over brick							
Windows									
	Glass Block	2%			LIFE	* *	5	\$100	
	Wood	98%	Now	\$39,500	2035	* *	5	\$24,800	
		Deteriorated Finish, Extent : Moderate, Area Affected : 50%							
		Location : Throughout							
		Split/Cracked, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							
		Other Observation, Extent : Light, Area Affected : 35%							
		Location : Street Height, South And West Facades							
		Explanation : Protective Metal Grilles							

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NEW YORK PUBLIC LIBRARY - 035
TREMONT BRANCH LIBRARY
Asset # : 13373

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
	Parapets								
	Cast Stone/Terra Cotta	5%	Now	\$12,100	LIFE	* *	5	\$1,400	1
				Broken/Missing Elements, Extent : Severe, Area Affected : 20%					
				Location : Coping At East And North Parapets					
				Cracking/Crumbling, Extent : Moderate, Area Affected : 25%					
				Location : Coping At East And North Parapets					
				Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 35%					
				Location : Coping At East And North Parapets					
	Masonry: Brick	55%	Now	\$48,300	LIFE	* *	5	\$2,000	
				Cracking/Crumbling, Extent : Moderate, Area Affected : 25%					
				Location : Interior Face Throughout					
				Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%					
				Location : Throughout					
				Misaligned/Bulging, Extent : Moderate, Area Affected : 15%					
				Location : West Facade					
				Spalling, Extent : Severe, Area Affected : 25%					
				Location : Interior Parapet Wall Throughout					
				Worn/Eroded, Extent : Moderate, Area Affected : 25%					
				Location : Throughout					
	Masonry: Brick	25%			LIFE	* *	5	\$900	
	Masonry: Limestone	10%			LIFE	* *	5	\$500	
				Staining/Discoloring, Extent : Moderate, Area Affected : 15%					
				Location : Cornice					
	Masonry: Sandstone	5%	Now	\$16,800	LIFE	* *	5	\$200	
				Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 35%					
				Location : Coping At North And East Parapets					
				Worn/Eroded, Extent : Severe, Area Affected : 100%					
				Location : Coping At North And East Parapets, Mechanical Bulkhead					
				Other Observation, Extent : Moderate, Area Affected : 100%					
				Location : Coping At North And East Parapets					
				Explanation : This Material Is Actually Bluestone.					
Roof									
	Modified Bitumen	100%	Now	\$141,000	2037	* *			
				Blisters, Extent : Moderate, Area Affected : 25%					
				Location : Throughout					
				Debris Present, Extent : Severe, Area Affected : 10%					
				Location : Lower Roof					
				Miss/Damaged Flashings, Extent : Moderate, Area Affected : 40%					
				Location : Parapet Walls And Mechanical Bulkhead					
				Water Penetration, Extent : Moderate, Area Affected : 20%					
				Location : Bulkhead And Third Floor					
				Worn/Eroded, Extent : Moderate, Area Affected : 25%					
				Location : Throughout					

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

Estimates are rounded to the nearest hundred dollars.

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

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

NEW YORK PUBLIC LIBRARY - 035
TREMONT BRANCH LIBRARY
Asset # : 13373

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Carpet	10%			2026	\$13,700	3	\$1,500	
Recent Replace Evident, Extent : Light, Area Affected : 100%								
Location : Second Floor								
Cast in Place Concrete	10%			LIFE	**	5	\$2,200	
Ceramic Tile	5%			2036	**	5	\$500	
Recent Replace Evident, Extent : Light, Area Affected : 100%								
Location : Restrooms								
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	\$18,300	2037	**	3	\$800	
Broken/Missing Elements, Extent : Severe, Area Affected : 50%								
Location : Third Floor								
Loose/Miss Fasteners, Extent : Severe, Area Affected : 50%								
Location : Third Floor								
Worn/Eroded, Extent : Severe, Area Affected : 50%								
Location : Third Floor								
Wood	35%			2055	**	5	\$6,700	
Recent Repair Evident, Extent : Light, Area Affected : 50%								
Location : First Floor								
Interior Walls								
Ceramic Tile	5%			2036	**	5	\$1,100	
Gypsum Board	5%			LIFE	**	5	\$700	
Marble Panels	5%			LIFE	**			
Plaster	30%			LIFE	**	5	\$2,000	
Plaster	35%			LIFE	**	5	\$2,300	
Plaster	15%	Now	\$13,900	LIFE	**	5	\$1,000	
Broken/Missing Elements, Extent : Severe, Area Affected : 10%								
Location : Roof Stair, Third Floor At Custodian Apartment								
Cracking/Crumbling, Extent : Severe, Area Affected : 25%								
Location : Third Floor At Custodian Apartment								
Deteriorated Finish, Extent : Severe, Area Affected : 50%								
Location : Roof Stair, Third Floor At Custodian Apartment								
Wood	5%			LIFE	**	5	\$4,400	

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

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NEW YORK PUBLIC LIBRARY - 035
TREMONT BRANCH LIBRARY
Asset # : 13373

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
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	
Cracking/Crumbling, Extent : Severe, Area Affected : 25%								
Location : Third Floor Custodian Apartment								
Paint Peeling, Extent : Severe, Area Affected : 50%								
Location : Third Floor Custodian Apartment								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Third Floor Custodian Apartment								
Plaster	5%			LIFE	* *	5	\$300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout								
Explanation : Crown Moulding								

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	100%			2027	\$1,600	5	\$300	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Disconnect Switch Rated At 800 Amperes								
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 Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Thermoplastic	30%			2037	* *	1		
Thermoplastic	20%			2047	* *	1		
Motor Controllers								
Locally Mounted	100%			2032	* *	5	\$100	

Ground

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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NEW YORK PUBLIC LIBRARY - 035
TREMONT BRANCH LIBRARY
Asset # : 13373

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ground									
	Grounding Devices								
	Generic	100%	0-2	\$10,100	LIFE	* *	5	\$200	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Basement							
		Explanation : Corroded							
Lighting									
	Interior Lighting								
	Fluorescent	65%			2032	* *	10	\$7,100	
		T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
	Fluorescent	30%			2032	* *	10	\$3,300	
		T-5 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%							
		Location : Reading Areas							
	Fluorescent	5%			2032	* *	10	\$500	
		Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%							
		Location : Reading Areas							
	Egress Lighting								
	Emergency, Battery	45%			2032	* *	10	\$1,300	
	Exit, LED	10%			2055	* *	1		
	Exit, Service	45%			2032	* *	1		
	Exterior Lighting								
	HID	20%			2027	\$9,500	10		
	No Component	80%							
Alarm									
	Security System								
	No Component	40%							
	Generic	60%			2035	* *	1	\$2,700	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Reading Areas And Outside							
		Explanation : CCTV Surveillance Camera System							
	Fire/Smoke Detection								
	Generic, Digital	100%			2035	* *	1-3	\$7,300	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Strobe Lights, Alarm Bells, Manual Pull Stations, Strobe Lights And Horns							

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2037	* *	1		

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

NEW YORK PUBLIC LIBRARY - 035
TREMONT BRANCH LIBRARY
Asset # : 13373

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Conversion Equipment								
	Hot Water Boiler	100%			2025	\$90,900	1	\$5,900	
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : Basement Boiler Room					
				Explanation : 1 Old Unit					
	Distribution								
	Hot Wtr Piping/Pump	100%	0-2	\$1,800	2026	\$18,400	4	\$600	
				Corroded, Extent : Severe, Area Affected : 40%					
				Location : Basement					
	Terminal Devices								
	Air Handler	40%			2032	**	1	\$2,900	
	Convactor/Radiator	60%			2032	**	1	\$2,300	
Air Conditioning									
	Energy Source								
	Electricity	100%			2035	**	1		
	Conversion Equipment								
	Reciprocating	100%			2027	\$100,100	1	\$5,500	
	Compr/Chiller								
				R-22 Refrigerant, Extent : Light, Area Affected : 100%					
				Location : 3 Units. Roof					
	Distribution								
	CW & CHW Wtr	100%			2037	**	4	\$900	
	Pipe/Pump								
	Terminal Devices								
	Air Handler/Cool/Ht	100%			2032	**	1	\$7,400	
	Heat Rejection								
	Air Cooled Condenser	100%			2027	\$23,800	2	\$8,300	
	Unit								
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$6,600	
	Exhaust Fans								
	Interior	80%			2032	**	2	\$300	
	Roof	20%			2032	**	2	\$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	\$4,300	LIFE	**	1		
				Blockage /Clogged, Extent : Severe, Area Affected : 5%					
				Location : 1st Floor Restrooms					
	Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1		
	Sump Pump(s)								
	Submersible	100%			2021	\$400	4	\$400	

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

Estimates are rounded to the nearest hundred dollars.

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

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

NEW YORK PUBLIC LIBRARY - 035
TREMONT BRANCH LIBRARY
Asset # : 13373

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE		* *		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement To 2nd Floor							
		Explanation : One Unit. Multi-defects							
Fire Suppression									
	Sprinkler								
	No Component	90%							
	Generic	10%			2053		* *	1-2	\$300
		Other Observation, Extent : Light, Area Affected : 10%							
		Location : Stairway Only							
		Explanation : New Install							

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 12-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
Program / Asset # : NPL0V01.000 / 13374 **Yr Built/Renovated** : 1968 / 1998
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



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

NEW YORK PUBLIC LIBRARY - 035
VAN NEST BRANCH LIBRARY
Asset # : 13374

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Cast in Place Concrete	10%			LIFE	**	5	\$8,000	
	Masonry: Brick	85%			LIFE	**	5	\$13,700	
	Granite Panels	5%	Now	\$18,000	LIFE	**	5	\$600	
	Broken/Missing Elements, Extent : Severe, Area Affected : 100%								
	Location : Granite Base At Front Of Building Failing								
Windows									
	Aluminum	75%			2035	**	5	\$1,300	
	Steel	25%			2043	**	5	\$5,500	
Parapets									
	Cast Stone/Terra Cotta	10%	0-2	\$3,200	LIFE	**	5	\$3,000	
	Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 10%								
	Location : Throughout								
	Caulking Deteriorated, Extent : Severe, Area Affected : 100%								
	Location : All Copings Require Caulking Replacement								
	Masonry: Brick	90%	Now	\$21,000	LIFE	**	5	\$3,400	
	Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 50%								
	Location : Throughout								
	Water Penetration, Extent : Light, Area Affected : 10%								
	Location : Throughout								
Roof									
	Single Ply Membrane	100%	0-2	\$305,500	2037	**			
	Adhesion Failure, Extent : Moderate, Area Affected : 10%								
	Location : Throughout Roof Area								
	Blisters, Extent : Severe, Area Affected : 10%								
	Location : Throughout Roof Area								
Interior									
Floors									
	Cast in Place Concrete	10%			LIFE	**	5	\$2,300	
	Terrazzo	5%			LIFE	**	5	\$400	
	Vinyl Tile	85%			2032	**	3	\$3,300	
Interior Walls									
	Concrete Masonry Unit	98%			LIFE	**	5	\$2,100	
	Glass: Single Pane	1%			LIFE	**	5		
	Plaster	1%			LIFE	**	5		
Ceilings									
	Embossed Metal	100%			LIFE	**	5	\$4,700	
	Recent Replace Evident, Extent : Light, Area Affected : 100%								
	Location : Throughout								
Site Pavements									
Public Sidewalk									
	Cast in Place Concrete	100%			2040	**			

Electrical		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

NEW YORK PUBLIC LIBRARY - 035
VAN NEST BRANCH LIBRARY
Asset # : 13374

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Service Equipment									
	Molded Case Bkrs	100%			2027	\$1,600	5	\$200	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Electrical Room									
Explanation : One 350 Amperes Main Disconnect Switch									
Raceway									
	Conduit	100%			2037	* *	1		
Wiring									
	Braided Cloth	30%			2026	\$8,800	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%									
Location : Throughout									
	Thermoplastic	70%			2047	* *	1		
Motor Controllers									
	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 : Light, Area Affected : 100%									
Location : Throughout									
	Fluorescent	10%			2027	\$8,100	10	\$700	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%									
Location : 1st Floor Downlight									
	Incandescent	5%			2022	\$4,100	2		
Other Observation, Extent : Light, Area Affected : 100%									
Location : Basement Mechanical Rooms									
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									
	Generic	100%			2027	\$24,600	1	\$2,900	
Fire/Smoke Detection									
	Generic, Analog	100%			2027	\$84,300	1-3	\$4,900	

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2047	* *	1		

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

NEW YORK PUBLIC LIBRARY - 035
VAN NEST BRANCH LIBRARY
Asset # : 13374

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Conversion Equipment								
	Hot Water Boiler	100%			2025	\$58,700	1	\$3,800	
	Distribution								
	Hot Wtr Piping/Pump	100%			2043	* *	4	\$400	
	Terminal Devices								
	Air Handler	50%			2027	\$53,600	1	\$2,400	
	Convactor/Radiator	50%			2040	* *	1	\$1,200	
Air Conditioning									
	Energy Source								
	Electricity	100%			2043	* *	1		
	Conversion Equipment								
	Reciprocating	100%			2027	\$64,700	1	\$3,600	
	Compr/Chiller								
	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								
	Roof	100%			2027	\$12,700	2	\$200	
Plumbing									
	H/C Water Piping								
	Galvanized Steel	100%			2040	* *	1		
	Water Heater								
	Gas Fired	100%			2025	\$4,600	2	\$100	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Boiler Room								
	Explanation : Poorly Located - 1-40 Gallon								
	Sanitary Piping								
	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%							

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a 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
Program / Asset # : NPL0W01.000 / 13375 **Yr Built/Renovated** : 1938 / 1989
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



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

NEW YORK PUBLIC LIBRARY - 035
WAKEFIELD BRANCH LIBRARY
Asset # : 13375

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
	Exterior Walls								
	Masonry: Brick	95%	Now	\$36,200	LIFE	**	5	\$22,700	
		Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 5%							
		Location : Throughout							
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Building Entire							
		Explanation : Under Construction - Data To Follow Is A Carryover From Previous 2008 Report							
	Masonry: Limestone	5%			LIFE	**	5	\$900	
	Windows								
	Aluminum	100%			2043	**	5	\$4,000	
	Parapets								
	Masonry: Brick	95%			LIFE	**	5	\$5,200	
		Recent Replace Evident, Extent : Light, Area Affected : 100%							
		Location : Throughout							
	Masonry: Limestone	5%			LIFE	**	5	\$300	
		Recent Repair Evident, Extent : Light, Area Affected : 100%							
		Location : Throughout							
	Roof								
	Single Ply Membrane	100%			2032	**	10	\$18,100	
Interior									
	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	
		Split/Cracked, Extent : Light, Area Affected : 60%							
		Location : Basement And 2nd Floor							
	Interior Walls								
	Plaster	100%			LIFE	**	5	\$9,000	
		Recent Repair Evident, Extent : Light, Area Affected : 10%							
		Location : Throughout							
	Ceilings								
	AcousTile,Adhered	97%			2032	**	5	\$15,600	
	Gypsum Board	1%			LIFE	**	5	\$200	
	Plaster	2%			LIFE	**	5	\$200	
		Recent Repair Evident, Extent : Light, Area Affected : 30%							
		Location : Throughout							

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

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
WAKEFIELD BRANCH LIBRARY
Asset # : 13375

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Molded Case Bkrs	100%			2027	\$1,600	5	\$300	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : One 800 Ampere Main Disconnect Switch							
	Switchgear / Switchboard								
	Molded Case Bkrs	100%			2027	\$34,200	5	\$300	
	Raceway								
	Conduit	90%			2027	\$29,800	1		
	Conduit	10%			2037	* *	1		
	Panelboards								
	Fused Disc Sw	5%			2026	\$800	5		
	Molded Case Bkrs	95%			2026	\$15,000	5	\$300	
	Wiring								
	Braided Cloth	50%	2-4	\$14,700	2052	* *	1		
		Insulation Aged, Extent : Moderate, Area Affected : 100%							
		Location : Basement							
	Thermoplastic	10%			2047	* *	1		
	Thermoplastic	40%			2027	\$11,700	1		
	Motor Controllers								
	Locally Mounted	100%			2025	\$32,000	5	\$100	
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$200	
Lighting									
	Interior Lighting								
	Fluorescent	90%			2022	\$102,400	10	\$8,900	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Using T-12 Lamps							
	Incandescent	10%			2022	\$11,400	2		
	Egress Lighting								
	Emergency, Battery	50%			2022	\$7,700	10	\$1,300	
	Exit, Service	50%			2022	\$800	1		
	Exterior Lighting								
	HID	100%			2022	\$42,900	10		

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.*

NEW YORK PUBLIC LIBRARY - 035
WAKEFIELD BRANCH LIBRARY
Asset # : 13375

Mechanical		Current Repair		Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
	Energy Source							
	Natural Gas	100%		2047	**	1		
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
	<i>Explanation : Nb: Under Contruction, No Access. So I Keep The Same Information From Previous Survey On January 04, 2008 By Sm.</i>							
	Conversion Equipment							
	Steam Boiler	100%		2040	**	1	\$10,600	
	Distribution							
	Hot Wtr Piping/Pump	30%		2043	**	4	\$200	
	<i>Other Observation, Extent : Light, Area Affected : 75%</i>							
	<i>Location : Basement Boiler Room</i>							
	<i>Explanation : Water Coil In Steam Boiler</i>							
	Central Plant Steam Piping/Pmp	70%		2047	**	4	\$400	
	Terminal Devices							
	Convactor/Radiator	100%		2032	**	1	\$3,500	
Air Conditioning								
	Energy Source							
	Electricity	100%		2043	**	1		
	Conversion Equipment							
	Reciprocating Compr/Chiller	20%		2027	\$18,100	1	\$1,000	
	Exterior Pkg Unit - Cooling	70%		2035	**	2	\$500	
	Window/Wall Unit	10%		2022	\$2,200	1		
	Terminal Devices							
	Air Handler/Dir Expansion	20%		2027	\$23,800	1		
	No Component	80%						
	Heat Rejection							
	Dry Cooler	90%		2035	**	2	\$6,700	
	No Component	10%						
Ventilation								
	Distribution							
	Ductwork/Diffusers	100%		LIFE	**	2-5	\$6,000	
	Exhaust Fans							
	Interior	80%		2032	**	2	\$300	
	Roof	20%		2027	\$3,500	2	\$100	
Plumbing								
	H/C Water Piping							
	Galvanized Steel	100%		2040	**	1		
	Water Heater							
	Electric	100%		2026	\$9,400	4	\$100	
	Sanitary Piping							
	Cast Iron	100%		LIFE	**	1		

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

NEW YORK PUBLIC LIBRARY - 035
WAKEFIELD BRANCH LIBRARY
Asset # : 13375

Mechanical		Current Repair		Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	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	* *			
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement To 1st Floor</i>						
		<i>Explanation : 1 Unit</i>						

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 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
Program / Asset # : NPL0W02.000 / 13376 **Yr Built/Renovated** : 1905 / 2013
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



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

NEW YORK PUBLIC LIBRARY - 035
WASHINGTON HEIGHTS BRANCH LIBRARY
Asset # : 13376

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick	90%	Now	\$284,400	LIFE	**	5	\$44,600	
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 70%									
Location : Throughout									
Spalling, Extent : Moderate, Area Affected : 10%									
Location : East Side Upper Floors And Throughout									
	Masonry: Granite	5%			LIFE	**	5	\$1,900	
	Masonry: Limestone	5%	Now	\$31,800	LIFE	**	5	\$1,900	
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%									
Location : Throughout									
Windows									
	Aluminum	100%			2035	**	5	\$7,000	
Other Observation, Extent : Light, Area Affected : 50%									
Location : Upper Floors									
Explanation : Window Replacement Slated For 2017									
Parapets									
	Masonry: Brick	60%	Now	\$6,300	LIFE	**	5	\$2,100	
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%									
Location : Throughout									
Repairs in Progress, Extent : Light, Area Affected : 100%									
Location : Slated For Completion In 2017 - Parapet Entire									
Worn/Eroded, Extent : Moderate, Area Affected : 35%									
Location : Interior Face - Parapet Walls									
	Masonry: Limestone	15%			LIFE	**	5	\$700	
	Metal Security Bars	5%			2042	**			
	Stucco Cement	20%	Now	\$900	2032	**	5	\$900	
Vertical Cracks, Extent : Light, Area Affected : 5%									
Location : Throughout									
Roof									
	Modified Bitumen	95%			2027	\$153,900	10	\$10,700	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Roof Entire									
Explanation : Repairs In Progress - Slated For Completion In 2017									
	Skylight, Metal/Glass	5%			2057	**	10	\$1,900	
Interior									
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, Extent : Light, Area Affected : 0%									
Location : 3rd Floor									
Explanation : Completely Guttled									

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.*

NEW YORK PUBLIC LIBRARY - 035
WASHINGTON HEIGHTS BRANCH LIBRARY
Asset # : 13376

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
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	
Broken/Missing Elements, Extent : Severe, Area Affected : 10%								
Location : Basement, Sub-basementt And Staircase								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : 3rd Floor And Basement, Storage Room, Sub-basement								
Under Construction	33%							
Other Observation, Extent : Light, Area Affected : 0%								
Location : 3rd Floor Entire								
Explanation : Slated For Completion 2017								
Ceilings								
Plaster	10%	0-2	\$36,400	LIFE	* *	5	\$1,600	
Broken/Missing Elements, Extent : Severe, Area Affected : 20%								
Location : Basement, Sub-basement And Staircase								
Cracking/Crumbling, Extent : Severe, Area Affected : 50%								
Location : Basement, Sub-basement And Staircase								
Plaster	57%			LIFE	* *	5	\$9,300	
Under Construction	33%							
Other Observation, Extent : Light, Area Affected : 0%								
Location : 3rd Floor Entire - Slated For Completion 2017								
Explanation : Completely Guttled								

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	100%			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	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.

NEW YORK PUBLIC LIBRARY - 035
WASHINGTON HEIGHTS BRANCH LIBRARY
Asset # : 13376

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting									
	Interior Lighting								
	Fluorescent	10%			2037	* *	10	\$1,600	
				Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%					
				Location : Staircases And Hallways					
	Fluorescent	90%			2037	* *	10	\$14,400	
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : Throughout The Building					
				Explanation : T-8 Lamps					
Egress Lighting									
	Emergency, Battery	50%			2037	* *	10	\$2,100	
	Exit, LED	50%			2067	* *	1		
Exterior Lighting									
	HID	100%			2037	* *	10	\$100	
Alarm									
	Security System								
	No Component	80%							
	Generic	20%			2037	* *	1	\$1,300	
Fire/Smoke Detection									
	No Component	80%							
	Generic, Digital	20%			2037	* *	1-3	\$2,200	
Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2037	* *	1		
Conversion Equipment									
	Hot Water Boiler	100%			2047	* *	1	\$8,700	
				Other Observation, Extent : Light, Area 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	
	Convactor/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, Area Affected : 100%					
				Location : Mechanical Room					
	No Component	20%							

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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** Replacement cost estimated to be beyond ten years is not included in this report.

NEW YORK PUBLIC LIBRARY - 035
WASHINGTON HEIGHTS BRANCH LIBRARY
Asset # : 13376

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
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 Observation, Extent : Light, Area Affected : 100%									
Location : 1 Unit From Basement To 4th Floor, 1 Unit From 1st To 2nd Floor									
Explanation : 2 Units									

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 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
Program / Asset # : NPL0W03.000 / 13377 **Yr Built/Renovated** : 1906 / 2002
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



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NEW YORK PUBLIC LIBRARY - 035
WEBSTER BRANCH LIBRARY
Asset # : 13377

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick	65%	Now	\$165,000	LIFE	* *	5	\$25,800	
Diagonal Cracks, Extent : Severe, Area Affected : 10%									
Location : North And South Facades - Corners - Near Upper Parapet Walls									
Misaligned/Bulging, Extent : Severe, Area Affected : 10%									
Location : North And South Facades - Corners - Near Upper Parapet Walls									
	Masonry: Granite	5%	Now	\$25,400	LIFE	* *	5	\$1,500	
Jnt Mortar Miss/Erod, Extent : Severe, Area Affected : 15%									
Location : At Entry Stair Landing And Stair To Basement									
	Masonry: Limestone	25%			LIFE	* *	5	\$7,500	
	Metal Panel	5%	0-2	\$1,500	2038	* *	5	\$3,700	
Deformed/Dented, Extent : Moderate, Area Affected : 10%									
Location : Penthouse									
Windows									
	Wood	100%	0-2	\$232,600	2053	* *	5	\$29,200	1
Broken/Missing Elements, Extent : Severe, Area Affected : 80%									
Location : 4th Floor Apartment									
Hardware Missing, Extent : Moderate, Area Affected : 80%									
Location : Throughout									
Thermally Inefficient, Extent : Moderate, Area Affected : 75%									
Location : Lexan Panes Throughout									
Weather Strip Missing, Extent : Moderate, Area Affected : 80%									
Location : Throughout									
Worn/Eroded, Extent : Severe, Area Affected : 25%									
Location : Protective Metal Grilles - Rear Facade									
Parapets									
	Cast Stone/Terra Cotta	5%			LIFE	* *	5	\$700	
	Masonry: Brick	75%	Now	\$32,100	LIFE	* *	5	\$1,300	1
Horizontal Cracks, Extent : Severe, Area Affected : 20%									
Location : Interior Parapet Walls On Roof Above Penthouse									
Misaligned/Bulging, Extent : Severe, Area Affected : 25%									
Location : Interior Parapet Walls On Roof Above Penthouse									
	Masonry: Limestone	10%			LIFE	* *	5	\$200	
	Slate	10%	Now	\$21,000	LIFE	* *	5	\$200	
Worn/Eroded, Extent : Severe, Area Affected : 25%									
Location : Coping Stones On Parapet Walls									
Roof									
	Roll Roofing	95%	2-4	\$5,600	2027	\$27,900	5	\$5,300	
Cracking/Crumbling, Extent : Light, Area Affected : 10%									
Location : Throughout									
	Skylight, Metal/Glass	5%	Now	\$52,600	2058	* *			
Cracking/Crumbling, Extent : Severe, Area Affected : 100%									
Location : Skylight Entire									

Interior

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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** Replacement cost estimated to be beyond ten years is not included in this report.*

NEW YORK PUBLIC LIBRARY - 035
WEBSTER BRANCH LIBRARY
Asset # : 13377

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Floors									
	Cast in Place Concrete	15%			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	
Deteriorated Finish, Extent : Moderate, Area Affected : 20%									
Location : 1st And 2nd Floor Reading Areas									
Interior Walls									
	Ceramic Tile	5%			2031	**	5	\$1,400	
	Concrete Masonry Unit	5%			LIFE	**	5	\$600	
	Masonry: Brick	5%	4+	\$6,000	LIFE	**			
Water Penetration, Extent : Light, Area Affected : 5%									
Location : Basement Walls									
	Plaster	15%	Now	\$36,900	LIFE	**	5	\$1,300	
Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 80%									
Location : 4th Floor Custodial Apartment									
	Plaster	70%			LIFE	**	5	\$6,100	
Ceilings									
	Masonry:Vault Struct	10%	Now	\$10,300	LIFE	**			
Water Penetration, Extent : Severe, Area Affected : 10%									
Location : Storage Area In Basement - Water Entering From Stair Landing									
	Plaster	90%	0-2	\$8,300	LIFE	**	5	\$7,500	
Cracking/Crumbling, Extent : Light, Area Affected : 10%									
Location : basement ceiling									
Site Enclosure									
Fence/Gates									
	Aluminum Picket	40%			2038	**			
	Iron Picket	60%	4+	\$600	2048	**			
Corrosion/Rusting, Extent : Light, Area Affected : 25%									
Location : Front Gate									
Retaining Walls									
	Masonry: Brick	100%	Now	\$2,600	2038	**			
Spalling, Extent : Light, Area Affected : 15%									
Location : Rear Yard									
Water Penetration, Extent : Severe, Area Affected : 10%									
Location : Under Main Entry Stair									
Site Pavements									
Public Sidewalk									
	Cast in Place Concrete	100%			2041	**			
On-Site Walkways									
	Cast in Place Concrete	50%			2041	**			
	Masonry: Granite	50%	Now	\$2,900	LIFE	**			
Caulking Deteriorated, Extent : Severe, Area Affected : 20%									
Location : Water Saturation In Stone Evident At Entry Platform									

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Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.

NEW YORK PUBLIC LIBRARY - 035
WEBSTER BRANCH LIBRARY
Asset # : 13377

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Site Pavements

Activity Yard

Cast in Place Concrete	100%			2033	**		
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Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2038	**	5	\$100
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*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : Main Service Disconnect Switch Rated At 1200 Amperes.*

Switchgear / Switchboard

Fused Disc Sw	100%			2038	**	5	\$100
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*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : 1- Vertical Section*

Raceway

Conduit	100%			2038	**	1	
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Panelboards

Fused Disc Sw	5%			2036	**	5	
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Molded Case Bkrs	95%			2036	**	5	\$300
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Wiring

Thermoplastic	100%			2038	**	1	
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Motor Controllers

Locally Mounted	100%			2033	**	5	\$100
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Ground

Grounding Devices

Generic	100%	0-2	\$10,100	LIFE	**	5	\$200
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*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Water Main**Explanation : Corroded*

Lighting

Interior Lighting

Fluorescent	93%			2028	\$116,200	10	\$10,100
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*T-5 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%**Location : Reading Areas*

Fluorescent	5%			2028	\$6,300	10	\$500
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*T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%**Location : Hallways And Toilets*

Fluorescent	2%			2028	\$2,500	10	\$200
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*T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%**Location : Basement*

Egress Lighting

Emergency, Battery	50%			2028	\$8,400	10	\$1,400
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Exit, Service	50%			2028	\$900	1	
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Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

NEW YORK PUBLIC LIBRARY - 035
WEBSTER BRANCH LIBRARY
Asset # : 13377

Electrical		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	

Lighting

Exterior Lighting

HID	20%		2028	\$9,400	10				
No Component	80%								

Alarm

Security System

No Component	30%								
Generic	70%		2036	**	1	\$3,100			

Other Observation, Extent : Light, Area Affected : 100%

Location : Reading Areas, Hallways And Outside

Explanation : CCTV Surveillance Cameras

Fire/Smoke Detection

Generic, Digital	100%		2028	\$129,300	1-3	\$7,300			
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Throughout The Building

Explanation : Strobe Lights, Alarm Bells, Manual Pull Stations, Smoke Detectors And Horns

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

Energy Source

Natural Gas	100%		2038	**	1				
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Conversion Equipment

Hot Water Boiler	100%		2033	**	1	\$5,800			
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Other Observation, Extent : Light, Area Affected : 100%

Location : Basement Boiler Room

Explanation : 1 Unit

Distribution

Hot Wtr Piping/Pump	100%		2027	\$18,200	4	\$600			
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Terminal Devices

Convactor/Radiator	100%		2026	\$62,600	1	\$3,800			
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Air Conditioning

Energy Source

Electricity	100%		2036	**	1				
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Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

NEW YORK PUBLIC LIBRARY - 035
WEBSTER BRANCH LIBRARY
Asset # : 13377

Mechanical		Current Repair		Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Conversion Equipment								
	Int Pkg Unit - Heating/Cooling	50%		2022	\$124,300	2	\$400	
		<i>R-22 Refrigerant, Extent : Light, Area Affected : 50% Location : 3 Units, 4th Floor</i>						
	Ext Pkg Unit - Heating/Cooling	25%		2023	\$36,600	2	\$200	
		<i>R-22 Refrigerant, Extent : Light, Area Affected : 25% Location : 1 Unit, 2nd Floor Roof</i>						
	Split Unit	10%		2028	\$25,000			
		<i>R-22 Refrigerant, Extent : Light, Area Affected : 10% Location : 2 Units, 2nd Floor Roof</i>						
	No Component	15%						
Terminal Devices								
	Fan Coil - 2 Pipe	10%		2028	\$18,900	1	\$400	
	No Component	90%						
Heat Rejection								
	Air Cooled Condenser Unit	10%		2028	\$2,000	2	\$800	
	No Component	90%						
Ventilation								
Distribution								
	Ductwork/Diffusers	75%		LIFE	* *	2-5	\$4,900	
	No Component	25%						
Exhaust Fans								
	Interior	75%		2028	\$31,200	2	\$300	
	Roof	10%		2028	\$1,900	2		
	No Component	15%						
Plumbing								
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								
	Hydraulic	100%		LIFE	* *			
		<i>Other Observation, Extent : Light, Area Affected : 100% Location : Basement To 3rd Floor Explanation : 1 Unit</i>						

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

NEW YORK PUBLIC LIBRARY - 035
WEBSTER BRANCH LIBRARY
Asset # : 13377

Mechanical		Current Repair		Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fire Suppression								
Sprinkler								
No Component		70%						
Generic		30%		2054	* *	1-2	\$1,000	

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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** Replacement cost estimated to be beyond ten years is not included in this report.*

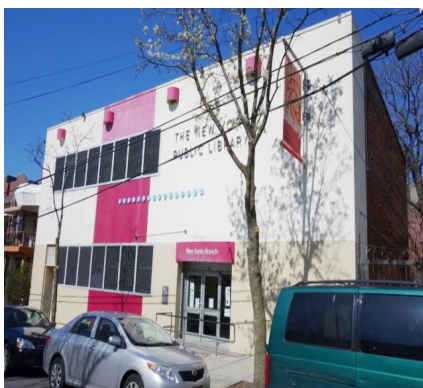
Print Date : 12-Sep-2019

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
Program / Asset # : NPL0W04.000 / 13378 **Yr Built/Renovated** : 1954 / 1996
Area Sq Ft : 17,264 **Project Type** : NEW YORK PUBLIC LIBRARY
Date of Survey : 14-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



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

NEW YORK PUBLIC LIBRARY - 035
WEST FARMS BRANCH LIBRARY
Asset # : 13378

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Concrete Masonry Unit	5%			LIFE	**	5	\$1,100	
	Masonry: Brick	75%	2-4	\$40,900	LIFE	**	5	\$25,600	
		Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%							
		Location : Throughout							
		Worn/Eroded, Extent : Moderate, Area Affected : 20%							
		Location : Rear Facade							
	Pre-Cast Concrete	20%	0-2	\$23,900	LIFE	**	5	\$22,200	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 15%							
		Location : Various Locations							
		Other Observation, Extent : Light, Area Affected : 50%							
		Location : All Facades							
		Explanation : Paint Peeling							
Windows									
	Aluminum	100%			2049	**	5	\$6,000	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout							
		Explanation : Protective Metal Grilles							
Parapets									
	Masonry: Brick	80%			LIFE	**	5	\$2,700	
	Pre-Cast Concrete	15%			LIFE	**	5	\$3,200	
	Pre-Cast Concrete	5%	2-4	\$300	LIFE	**	5	\$1,100	
		Caulking Deteriorated, Extent : Light, Area Affected : 15%							
		Location : Coping Stone							
Roof									
	Built-Up (BUR)	100%	Now	\$208,600	2037	**			
		Alligatoring, Extent : Moderate, Area Affected : 25%							
		Location : Throughout							
		Blisters, Extent : Moderate, Area Affected : 30%							
		Location : Throughout							
		Ridging, Extent : Moderate, Area Affected : 25%							
		Location : Throughout							
		Split/Cracked, Extent : Moderate, Area Affected : 15%							
		Location : Various Locations							
Interior									
Floors									
	Carpet	65%			2026	\$226,800	3	\$25,200	
	Cast in Place Concrete	15%	Now	\$8,500	LIFE	**	5	\$8,500	
		Water Penetration, Extent : Moderate, Area Affected : 15%							
		Location : Various Rooms - From Ground Water							
	Terrazzo	5%	4+	\$12,700	LIFE	**	5	\$1,000	
		Worn/Eroded, Extent : Moderate, Area Affected : 15%							
		Location : Maintenance Corridor And 1st Floor							
	Vinyl Tile	15%			2027	\$34,900	3	\$1,900	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.

NEW YORK PUBLIC LIBRARY - 035
WEST FARMS BRANCH LIBRARY
Asset # : 13378

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Interior

Interior Walls

Gypsum Board	80%			LIFE		**	5	\$1,900	
Plaster	20%	Now	\$2,000	LIFE		**	5	\$200	

Water Penetration, Extent : Severe, Area Affected : 15%

Location : Basement Walls Along Lot Line (North Facade) And Boiler Room

Worn/Eroded, Extent : Moderate, Area Affected : 15%

Location : Various Locations In Basement

Ceilings

AcousTile,Adhered	30%	Now	\$3,400	2032		**	5	\$3,400	
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Broken/Missing Elements, Extent : Moderate, Area Affected : 15%

Location : 2nd Floor

AcousTileSusp.Lay-In	45%	0-2	\$17,600	2032		**	5	\$5,100	
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Cracking/Crumbling, Extent : Moderate, Area Affected : 15%

Location : Throughout

Misaligned/Bulging, Extent : Moderate, Area Affected : 25%

Location : 1st Floor And Basement

Gypsum Board	25%			LIFE		**	5	\$7,100	
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Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2037		**	5	\$100	
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room

Explanation : Main Service Disconnect Switch Rated At 600 Amperes.

Switchgear / Switchboard

Fused Disc Sw	100%			2037		**	5	\$100	
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Raceway

Conduit	50%			2037		**	1		
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Conduit	50%			2027		\$16,600	1		
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Panelboards

Molded Case Bkrs	70%			2035		**	5	\$300	
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Molded Case Bkrs	30%			2026		\$4,700	5	\$100	
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Wiring

Braided Cloth	25%	2-4	\$7,300	2052		**	1		
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Insulation Aged, Extent : Moderate, Area Affected : 100%

Location : Throughout

Thermoplastic	75%			2037		**	1		
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Motor Controllers

Locally Mounted	100%			2032		**	5	\$100	
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Ground

Grounding Devices

Generic	100%			LIFE		**	5	\$300	
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Lighting

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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NEW YORK PUBLIC LIBRARY - 035
WEST FARMS BRANCH LIBRARY
Asset # : 13378

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Interior Lighting								
Fluorescent	70%			2022	\$128,000	10	\$11,100	
	T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%							
	Location : Throughout The Building							
Fluorescent	10%			2035	* *	10	\$1,600	
	Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%							
	Location : Reading Areas							
Fluorescent	20%			2035	* *	10	\$3,200	
	T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%							
	Location : Basement							
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%							
Alarm								
Security System								
No Component	40%							
Generic	60%			2035	* *	1	\$3,900	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Reading Areas And Outside							
	Explanation : CCTV Surveillance Camera System							
Fire/Smoke Detection								
Generic, Digital	100%			2035	* *	1-3	\$10,600	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Throughout The Building							
	Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors, Horns							

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2037	* *	1		
	Conversion Equipment								
	Hot Water Boiler	100%			2032	* *	1	\$8,500	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement 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							

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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** Replacement cost estimated to be beyond ten years is not included in this report.

NEW YORK PUBLIC LIBRARY - 035
WEST FARMS BRANCH LIBRARY
Asset # : 13378

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Terminal Devices								
	Air Handler	60%			2027	\$144,300	1	\$6,400	
	Convactor/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	

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 12-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



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

NEW YORK PUBLIC LIBRARY - 035
WEST NEW BRIGHTON BRANCH LIBRARY
Asset # : 13379

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick	95%	4+	\$14,400	LIFE	**	5	\$22,600	
		Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
	Masonry: Limestone	5%			LIFE	**	5	\$900	
Windows									
	Aluminum	100%			2043	**	5	\$2,200	
Parapets									
	Masonry: Limestone	25%			LIFE	**	5		
	No Component	75%							
Roof									
	Asphalt Shingle	85%			2040	**	10	\$2,000	
		Recent Replace Evident, Extent : Light, Area Affected : 100%							
		Location : Throughout							
	Modified Bitumen	15%			2035	**	10	\$2,100	
		Recent Replace Evident, Extent : Light, Area Affected : 100%							
		Location : Along 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%	Now	\$1,200	LIFE	**	5	\$2,200	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 1%							
		Location : Basement							
		Water Penetration, Extent : Moderate, Area Affected : 1%							
		Location : Basement							
	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								
	Chain Link	100%	Now	\$1,500	2037	**			
		Broken/Missing Elements, Extent : Light, Area Affected : 5%							
		Location : Adjacent To Driveway							
Retaining Walls									
	Cast in Place Concrete	100%			2047	**			
Site Pavements									
	On-Site Walkways								
	Cast in Place Concrete	100%	4+	\$1,000	2032	**			
		Broken/Missing Elements, Extent : Light, Area Affected : 10%							
		Location : Rear Of Building By Cellar Stair							

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific 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			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%			2027	\$1,600	5		
Other Observation, Extent : Light, Area Affected : 100%									
Location : Electrical Room									
Explanation : One 600 Amperes Main Disconnect Switch									
Raceway									
	Conduit	90%			2027	\$29,800	1		
	Conduit	10%			2037	**	1		
Panelboards									
	Molded Case Bkrs	50%			2026	\$7,900	5	\$100	
	Molded Case Bkrs	50%			2043	**	5	\$100	
Wiring									
	Braided Cloth	10%	2-4	\$2,900	2052	**	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%									
Location : Throughout									
	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, Extent : Light, Area Affected : 100%									
Location : Throughout									
Explanation : Using T8 And T12 Lamps									
	HID	5%			2022	\$2,400	10		
	Incandescent	45%			2022	\$31,700	2	\$100	
Egress Lighting									
	Emergency, Service	50%			2022	\$1,700	1		
	Exit, Service	50%			2022	\$500	1		
Exterior Lighting									
	HID	50%			2032	**	10		
Other Observation, Extent : Light, Area Affected : 100%									
Location : Front Walkway									
Explanation : Pole Mounted Hid Lights									
	HID	50%	Now	\$4,000	2037	**			
Damaged Fixtures, Extent : Severe, Area Affected : 100%									
Location : Facade									
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	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific 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 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%			2032	**	1	\$3,300	
Distribution								
Hot Wtr Piping/Pump	100%			2043	**	4	\$300	
Terminal Devices								
Air Handler	20%			2032	**	1	\$800	
Fan Coil Unit/Heat	80%			2032	**	1	\$1,700	
Air Conditioning								
Energy Source								
Electricity	100%			2043	**	1		
Conversion Equipment								
Reciprocating Compr/Chiller	100%			2032	**	1	\$3,100	
Distribution								
CW & CHW Wtr Pipe/Pump	100%			2047	**	4	\$300	
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	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : 30 Gallons								
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Fixtures								
Generic	100%							
Vertical Transport								

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific 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 Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Vertical Transport

Elevators

Hydraulic

100%

LIFE

* *

Other Observation, Extent : Light, Area Affected : 100%

Location : Basement To 2nd Floor

Explanation : 1 Unit

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.*

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

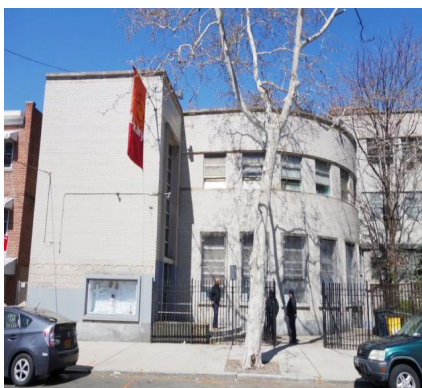
Print Date : 12-Sep-2019

NEW YORK PUBLIC LIBRARY - FY 2020

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 : 05-Apr-2016 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 3986 **Lot** : 34 **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

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$72,500			
Interior Architecture	\$8,400			\$2,000
Electrical	\$14,900	\$36,700	\$100	\$100
Mechanical	\$3,100	\$1,500	\$4,400	\$1,500
Total	\$98,900	\$38,200	\$4,500	\$3,600
Importance Code A	\$73,100	\$800	\$600	\$600
Importance Code B	\$25,800	\$37,400	\$3,900	\$2,900
Importance Code C				
Total	\$98,900	\$38,200	\$4,500	\$3,600



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

NEW YORK PUBLIC LIBRARY - 035
WESTCHESTER SQUARE BRANCH LIBRARY
Asset # : 13380

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Cast in Place Concrete	3%			LIFE	**	5	\$3,200	
	Masonry: Brick	87%	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	5%	Now	\$6,100	LIFE	**	5	\$800	
	Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%								
	Location : At Window Openings								
	Granite Panels	5%	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	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%								
	Location : Coping Stones								

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.*

NEW YORK PUBLIC LIBRARY - 035
WESTCHESTER SQUARE BRANCH LIBRARY
Asset # : 13380

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Roof									
	Built-Up (BUR)	100%	Now	\$33,100	2027	\$165,400			
<i>Alligatoring, Extent : Moderate, Area Affected : 15%</i>									
<i>Location : At Roof Penetrations</i>									
<i>Blisters, Extent : Light, Area Affected : 20%</i>									
<i>Location : Throughout</i>									
<i>Ponding, Extent : Light, Area Affected : 10%</i>									
<i>Location : Center Of Roof</i>									
<i>Water Penetration, Extent : Light, Area Affected : 15%</i>									
<i>Location : Center Of Roof</i>									
Interior									
Floors									
	Cast in Place Concrete	5%			LIFE	* *	5	\$2,000	
	Terrazzo	10%			LIFE	* *	5	\$1,400	
	Vinyl Tile	85%	Now	\$42,300	2027	\$140,900	3	\$5,900	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 40%</i>									
<i>Location : Throughout</i>									
<i>Uneven Substrate, Extent : Light, Area Affected : 20%</i>									
<i>Location : Throughout Basement And 1st Floor</i>									
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	45%	Now	\$7,100	2040	* *	5	\$5,200	
<i>Misaligned/Bulging, Extent : Light, Area Affected : 20%</i>									
<i>Location : Various Locations Throughout</i>									
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>									
<i>Location : 2nd Floor At Roof Penetrations</i>									
	Metal Panel	45%			LIFE	* *	5	\$10,400	
	Plaster	10%	Now	\$1,300	LIFE	* *	5	\$1,200	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>									
<i>Location : Bulkhead</i>									

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Service Equipment									
	Molded Case Bkrs	100%			2027	\$1,600	5	\$300	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Electrical Room									
Explanation : One 350 Amperes And 225 Amperes Main Disconnect Switch									
Raceway									
	Conduit	100%			2027	\$33,200	1		

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

NEW YORK PUBLIC LIBRARY - 035
WESTCHESTER SQUARE BRANCH LIBRARY

Asset # : 13380

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Panelboards									
	Fused Disc Sw	5%			2026	\$800	5		
	Molded Case Bkrs	95%			2026	\$15,000	5	\$300	
Wiring									
	Braided Cloth	50%	2-4	\$14,700	2052	* *	1		
		Insulation Aged, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
	Thermoplastic	50%			2027	\$14,700	1		
Motor Controllers									
	Locally Mounted	100%			2025	\$32,000	5	\$100	
Ground									
Grounding Devices									
	Generic	100%			LIFE	* *	5	\$200	
Lighting									
Interior Lighting									
	Fluorescent	90%			2022	\$124,200	10	\$10,800	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
		Explanation : Using T12 Lamps							
	Incandescent	10%			2022	\$13,800	2		
Egress Lighting									
	Emergency, Battery	50%			2022	\$9,300	10	\$1,600	
	Exit, Service	50%			2022	\$1,000	1		
Exterior Lighting									
	HID	100%			2022	\$52,000	10		
Alarm									
Security System									
	No Component	80%							
	Generic	20%			2035	* *	1	\$1,000	

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2047	* *	1		
	Conversion Equipment								
	Hot Water Boiler	100%			2032	* *	1	\$6,400	
	Other Observation, Extent : Severe, Area Affected : 100%								
	Location : Basement								
	Explanation : 1 Unit. Hot Water For Heat Is Supplied By Adjacent Health Center.								
	Distribution								
	Hot Wtr Piping/Pump	100%			2043	* *	4	\$600	
	Terminal Devices								
	Air Handler	50%			2032	* *	1	\$4,000	
	Convactor/Radiator	50%			2040	* *	1	\$2,100	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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** Replacement cost estimated to be beyond ten years is not included in this report.

NEW YORK PUBLIC LIBRARY - 035
WESTCHESTER SQUARE BRANCH LIBRARY

Asset # : 13380

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Energy Source								
	Electricity	100%			2043	* *	1		
Conversion Equipment									
	Exterior Pkg Unit - Cooling	100%			2032	* *	2	\$800	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Roof							
		Explanation : 1 Unit, Refrigerant 410a.							
Heat Rejection									
	Air Cooled Condenser Unit	100%			2027	\$26,000	2	\$9,100	
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%							

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a 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
Program / Asset # : NPL0W07.000 / 13381 **Yr Built/Renovated** : 1914 / 1985
Area Sq Ft : 16,524 **Project Type** : NEW YORK PUBLIC LIBRARY
Date of Survey : 05-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



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

NEW YORK PUBLIC LIBRARY - 035
WOODSTOCK BRANCH LIBRARY
Asset # : 13381

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
	Exterior Walls								
	Masonry: Brick	65%	Now	\$575,300	LIFE	**	5	\$36,000	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : East Facade,West Facade							
		Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 35%							
		Location : East Facade,West Facade							
		Rusting Masonry Supt, Extent : Moderate, Area Affected : 25%							
		Location : Custodian Apartment Windows							
		Water Penetration, Extent : Moderate, Area Affected : 10%							
		Location : North Facade							
		Worn/Eroded, Extent : Moderate, Area Affected : 30%							
		Location : East Facade,West Facade							
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Building Entire							
		Explanation : Under Construction - Slated For Completion 2017. Report To Follow Is A Carryover From 2008							
	Masonry: Granite	5%			LIFE	**	5	\$2,100	
	Masonry: Limestone	30%	Now	\$192,300	LIFE	**	5	\$12,500	
		Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%							
		Location : South Facade							
		Staining/Discoloring, Extent : Moderate, Area Affected : 10%							
		Location : South Facade							
		Other Observation, Extent : Moderate, Area Affected : 50%							
		Location : South Facade							
		Explanation : Sidewalk Shed In Use							
Windows									
	Aluminum	15%	Now	\$26,200	2052	**	5	\$300	
		Deteriorated Finish, Extent : Moderate, Area Affected : 65%							
		Location : Vacant Custodian Apartment							
		Water Penetration, Extent : Moderate, Area Affected : 15%							
		Location : Vacant Custodian Apartment							
	Aluminum	30%	Now	\$5,200	2043	**	5	\$600	
		Caulking Deteriorated, Extent : Moderate, Area Affected : 25%							
		Location : North Wall							
		Water Penetration, Extent : Moderate, Area Affected : 15%							
		Location : North Wall							
	Steel	5%	Now	\$10,900	2052	**	5	\$1,200	
		Corrosion/Rusting, Extent : Moderate, Area Affected : 25%							
		Location : Stairs							
		Deteriorated Finish, Extent : Moderate, Area Affected : 50%							
		Location : Stairs							
		Thermally Inefficient, Extent : Moderate, Area Affected : 50%							
		Location : Stairs							
	Wood	50%			2035	**	5	\$19,700	

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
WOODSTOCK BRANCH LIBRARY
Asset # : 13381

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
	Parapets								
	Masonry: Brick	75%	Now	\$115,800	LIFE	* *	5	\$1,900	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 25%							
		Location : Throughout							
		Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%							
		Location : Throughout							
		Misaligned/Bulging, Extent : Moderate, Area Affected : 10%							
		Location : East Facade, West Façade							
		Worn/Eroded, Extent : Moderate, Area Affected : 50%							
		Location : Throughout							
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : East Facade, West Façade							
		Explanation : Protection Fabric Has Been Installed							
	Masonry: Limestone	20%	Now	\$5,600	LIFE	* *	5	\$600	
		Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%							
		Location : Coping And South Facade							
		Caulking Deteriorated, Extent : Moderate, Area Affected : 25%							
		Location : Coping							
	Masonry: Sandstone	5%	Now	\$11,800	LIFE	* *	5	\$200	
		Cracking/Crumbling, Extent : Severe, Area Affected : 25%							
		Location : Coping At East, West And North Parapets							
		Worn/Eroded, Extent : Severe, Area Affected : 50%							
		Location : Coping At East, West And North Parapets							
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Coping At North Parapets							
		Explanation : This Material Is Actually Bluestone							
Roof									
	Modified Bitumen	100%	Now	\$199,800	2037	* *			
		Blisters, Extent : Moderate, Area Affected : 25%							
		Location : Over Third And First Floors							
		Water Penetration, Extent : Moderate, Area Affected : 25%							
		Location : Over Third And First Floors							
		Worn/Eroded, Extent : Moderate, Area Affected : 25%							
		Location : Over Third And First Floors							

Interior

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.

NEW YORK PUBLIC LIBRARY - 035
WOODSTOCK BRANCH LIBRARY
Asset # : 13381

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Floors									
	Carpet	30%	2-4	\$100,900	2029	\$100,900	3	\$11,200	
		Punct/Tear/Impact Damage, Extent : Light, Area Affected : 5%							
		Location : First Floor							
		Staining/Discoloring, Extent : Moderate, Area Affected : 25%							
		Location : First Floor							
		Worn/Eroded, Extent : Moderate, Area Affected : 25%							
		Location : First Floor							
	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, Extent : Severe, Area Affected : 50%							
		Location : Basement, Second And Third Floors							
		Loose Units, Extent : Moderate, Area Affected : 50%							
		Location : Basement, Second And Third Floors							
		Worn/Eroded, Extent : Moderate, Area Affected : 75%							
		Location : Basement, Second And Third Floors							
	Wood	10%	Now	\$26,100	2055	* *	5	\$2,300	
		Deteriorated Finish, Extent : Severe, Area Affected : 25%							
		Location : Third Floor At Custodian Apartment							
		Split/Cracked, Extent : Moderate, Area Affected : 25%							
		Location : Third Floor At Custodian Apartment							
Interior Walls									
	Ceramic Tile	5%			2036	* *	5	\$2,400	
	Concrete Masonry Unit	5%			LIFE	* *	5	\$1,000	
	Plaster	90%	Now	\$74,600	LIFE	* *	5	\$13,200	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 15%							
		Location : First And Third Floors At Custodian Apartment							
		Deteriorated Finish, Extent : Moderate, Area Affected : 50%							
		Location : Second And Third Floors							
		Paint Peeling, Extent : Moderate, Area Affected : 50%							
		Location : Second And Third Floors							
		Water Penetration, Extent : Severe, Area Affected : 20%							
		Location : First And Third Floors							

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.

NEW YORK PUBLIC LIBRARY - 035
WOODSTOCK BRANCH LIBRARY
Asset # : 13381

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Interior

Ceilings

Exposed Concrete 10% Now \$4,200 LIFE * * 5 \$400

Paint Peeling, Extent : Moderate, Area Affected : 25%

Location : Basement

Staining/Discoloring, Extent : Moderate, Area Affected : 10%

Location : Basement

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 (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 \$400

Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room

Explanation : One 400 Ampere Main Disconnect 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

Insulation Aged, Extent : Moderate, Area Affected : 100%

Location : Throughout The Building

Thermoplastic 5% 2047 * * 1

Motor Controllers

Locally Mounted 100% 2025 \$32,000 5 \$100

Ground

Grounding Devices

Generic 100% LIFE * * 5 \$200

Lighting

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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NEW YORK PUBLIC LIBRARY - 035
WOODSTOCK BRANCH LIBRARY
Asset # : 13381

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
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 : Moderate, Area 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		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%			2047	* *	1		
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
		Explanation : No Access To Survey. Under Construction. Kept The Same Information 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	
	Convactor/Radiator	80%			2032	* *	1	\$4,300	
Air Conditioning									
	Energy Source								
	Electricity	100%			2043	* *	1		
	Conversion Equipment								
	Reciprocating Compr/Chiller	100%			2027	\$139,000	1	\$7,700	
	Terminal Devices								
	Air Handler/Dir Expansion	100%			2027	\$183,100	1		
	Heat Rejection								
	Dry Cooler	100%			2032	* *	2	\$11,500	
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$9,200	

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NEW YORK PUBLIC LIBRARY - 035
WOODSTOCK BRANCH LIBRARY
Asset # : 13381

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation									
	Exhaust Fans								
	Roof	100%	Now	\$5,400	2027	\$27,200	2	\$400	
		Broken, Extent : Severe, Area Affected : 20%							
		Location : Both Roof Fans - Replace Motors, Belts And Enclosure Covers							
Plumbing									
	H/C Water Piping								
	Galvanized Steel	100%			2025	\$71,800	1		
		Corroded, Extent : Severe, Area Affected : 5%							
		Location : Cold Water Service Valves, Strainer And Check Valve Are Corroded							
	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 : Basement							
		Explanation : Boiler Only							
	Fixtures								
	Generic	100%							

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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
Program / Asset # : NPL0Y01.000 / 13382 **Yr Built/Renovated** : 1902 / 2013
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



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NEW YORK PUBLIC LIBRARY - 035
YORKVILLE BRANCH LIBRARY
Asset # : 13382

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick	68%	Now	\$186,300	LIFE	* *	5	\$26,800	
		Cracking/Crumbling, Extent : Light, Area Affected : 10%							
		Location : West And South Facades							
		Spalling, Extent : Moderate, Area Affected : 15%							
		Location : 3rd And 4th Stories							
		Vegetation Growth, Extent : Moderate, Area Affected : 20%							
		Location : South (Rear) Facade							
	Masonry: Limestone	25%	0-2	\$137,700	LIFE	* *	5	\$7,400	
		Cracking/Crumbling, Extent : Light, Area Affected : 5%							
		Location : Street Facade							
	Slate Panels	2%			LIFE	* *	5	\$600	
	Stucco Cement	5%			2033	* *	5	\$4,900	
Windows									
	Metal Louvers	3%			2031	* *	10	\$900	
	Steel	20%	0-2	\$56,300	2053	* *	5	\$5,900	
		Deteriorated Finish, Extent : Moderate, Area Affected : 25%							
		Location : East And West Lot Line Facades							
		Thermally Inefficient, Extent : Moderate, Area Affected : 100%							
		Location : East And West Lot Line Facades							
	Wood	40%	0-2	\$81,000	2053	* *	5	\$9,400	
		Thermally Inefficient, Extent : Moderate, Area Affected : 100%							
		Location : Throughout 3rd And 4th Floors							
		Split/Cracked, Extent : Moderate, Area Affected : 25%							
		Location : Throughout 3rd And 4th Floors							
		Worn/Eroded, Extent : Moderate, Area Affected : 25%							
		Location : Throughout 3rd And 4th Floors							
	Wood	37%			2036	* *	5	\$17,300	
Parapets									
	Masonry: Brick	85%	0-2	\$9,400	LIFE	* *	5	\$1,400	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : Lower Roof At 2nd Floor							
		Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%							
		Location : Lower Roof At 2nd Floor							
		Spalling, Extent : Moderate, Area Affected : 10%							
		Location : Lower Roof							
	Masonry: Limestone	10%			LIFE	* *	5	\$200	
	Pre-Cast Concrete	5%			LIFE	* *	5	\$500	
Roof									
	Modified Bitumen	100%			2033	* *	10	\$9,100	

Interior

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NEW YORK PUBLIC LIBRARY - 035
YORKVILLE BRANCH LIBRARY
Asset # : 13382

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Floors									
	Carpet	40%			2027	\$115,300	3	\$15,700	
	Cast in Place Concrete	5%	0-2	\$600	LIFE	**	5	\$2,100	
Cracking/Crumbling, Extent : Light, Area Affected : 10%									
Location : Throughout									
	Ceramic Tile	5%			2031	**	5	\$1,000	
	Vinyl Tile	15%			2028	\$28,800	3	\$1,100	
	Vinyl Tile	10%	Now	\$19,200	2038	**	3	\$700	
Cracking/Crumbling, Extent : Severe, Area Affected : 50%									
Location : 3rd Floor									
Loose Units, Extent : Severe, Area Affected : 50%									
Location : Third Floor									
	Vinyl Tile 9" X 9"	10%			2023	\$24,900	3	\$700	
	Wood	15%	Now	\$111,700	2068	**	5	\$2,800	
Dry Rot/Decay, Extent : Moderate, Area Affected : 50%									
Location : 3rd Floor									
Interior Walls									
	Glass: Single Pane	3%			LIFE	**	5	\$800	
	Gypsum Board	20%			LIFE	**	5	\$4,400	
	Plaster	55%			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, Area Affected : 60%									
Location : 3rd And 4th Floors									
Water Penetration, Extent : Severe, Area Affected : 25%									
Location : 3rd and 4th Floors									
Ceilings									
	AcousTileConcealSpLn	10%			2033	**	5	\$2,500	
	Exposed Concrete	5%			LIFE	**	5	\$200	
	Plaster	60%			LIFE	**	5	\$7,400	
	Plaster	25%	Now	\$74,100	LIFE	**	5	\$3,100	
Broken/Missing Elements, Extent : Moderate, Area Affected : 20%									
Location : 3rd And 4th Floors									
Cracking/Crumbling, Extent : Moderate, Area Affected : 30%									
Location : 3rd And 4th Floors									
Water Penetration, Extent : Moderate, Area Affected : 30%									
Location : 3rd And 4th Floors									
Site Enclosure									
Fence/Gates									
	Iron Picket	100%	Now	\$1,100	2048	**			
Corrosion/Rusting, Extent : Severe, Area Affected : 25%									
Location : Base Of Fence At Front Areaway Stairs Leading To Basement									
Impact Damage, Extent : Moderate, Area Affected : 20%									
Location : At Front Areaway									

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NEW YORK PUBLIC LIBRARY - 035
YORKVILLE BRANCH LIBRARY
Asset # : 13382

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component	% of	Fail Date	Estimated Cost	Year	Estimated Cost	Cycle	Estimated Cost	Priority
	Type	Total	(Years)		FY		(Yrs)		
Site Enclosure									
	Free Standing Walls								
	Masonry: Brick	100%			2038	* *			
	Retaining Walls								
	Masonry: Brick	100%	Now	\$4,100	2038	* *			
	Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%								
	Location : Front Areaway								
	Spalling, Extent : Moderate, Area Affected : 20%								
	Location : Front Areaway								
	Water Penetration, Extent : Severe, Area Affected : 15%								
	Location : Vaulted Archway Supporting Main Entry Landing								
Site Pavements									
	Public Sidewalk								
	Cast in Place Concrete	100%	0-2	\$1,500	2041	* *			
	Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
	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 Landing								
	Activity Yard								
	Cast in Place Concrete	100%			2033	* *			
Electrical									
		Current Repair		Future Replacement		Maintenance			
System	Component	% of	Fail Date	Estimated Cost	Year	Estimated Cost	Cycle	Estimated Cost	Priority
	Type	Total	(Years)		FY		(Yrs)		
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2028	\$1,700	5	\$100	
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location : Electrical Room								
	Explanation : No Available Nameplate Rating Capacity								
	Switchgear / Switchboard								
	Molded Case Bkrs	100%			2028	\$37,200	5	\$300	
	Other Observation, Extent : Moderate, Area Affected : 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	

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NEW YORK PUBLIC LIBRARY - 035
YORKVILLE BRANCH LIBRARY
Asset # : 13382

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Wiring									
	Braided Cloth	70%	2-4	\$22,300	2053	**	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%									
Location : Throughout The Building									
	Thermoplastic	30%			2038	**	1		
Motor Controllers									
	Locally Mounted	100%			2045	**	5	\$100	
Ground									
Grounding Devices									
	Generic	100%	2-4	\$11,000	LIFE	**	5	\$200	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Water Main									
Explanation : Corroded									
Lighting									
Interior Lighting									
	Fluorescent	75%			2028	\$113,300	10	\$9,000	
Other Observation, Extent : Light, Area Affected : 100%									
Location : 1st, 2nd Floors Reading Area									
Explanation : T-5 Lamps									
	Fluorescent	5%			2023	\$7,600	10	\$600	
T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%									
Location : Basement									
	Fluorescent	5%			2036	**	10	\$600	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%									
Location : Boiler Room									
	Fluorescent	10%			2028	\$15,100	10	\$1,200	
Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%									
Location : Basement									
	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%			2023	\$2,400	10	\$100	
Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%									
Location : Front Of The Building									
	Incandescent	5%			2023	\$2,400	2		
	No Component	90%							
Alarm									
Security System									
	No Component	70%							
	Generic	30%			2028	\$13,700	1	\$1,500	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Hallways									
Explanation : Intrusion Alarm Only; Motion Sensors									

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NEW YORK PUBLIC LIBRARY - 035
YORKVILLE BRANCH LIBRARY
Asset # : 13382

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
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								
	Air Handler	30%			2023	\$59,600	1	\$2,400	
	Convactor/Radiator	70%			2033	**	1	\$3,000	
Air Conditioning									
	Energy Source								
	Electricity	100%			2036	**	1		
	Conversion Equipment								
	Int Pkg Unit - Heating/Cooling	15%			2022	\$45,100	2	\$100	
		R-22 Refrigerant, Extent : Light, Area Affected : 15% Location : 1 Unit, Basement							
	Reciprocating Compr/Chiller	50%	0-2	\$60,000	2038	**	1	\$2,700	
		Not Energy Efficient, Extent : Moderate, Area Affected : 50% Location : 1st And 2nd Floor Obsolete Equipment, Extent : Severe, Area Affected : 50% Location : 3rd Floor R-22 Refrigerant, Extent : Light, Area Affected : 50% Location : 2 Units, 3rd Floor							
	No Component	35%							
	Terminal Devices								
	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									
	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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NEW YORK PUBLIC LIBRARY - 035
YORKVILLE BRANCH LIBRARY
Asset # : 13382

Mechanical		Current Repair		Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	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		
	Fixtures							
	Generic	100%						

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